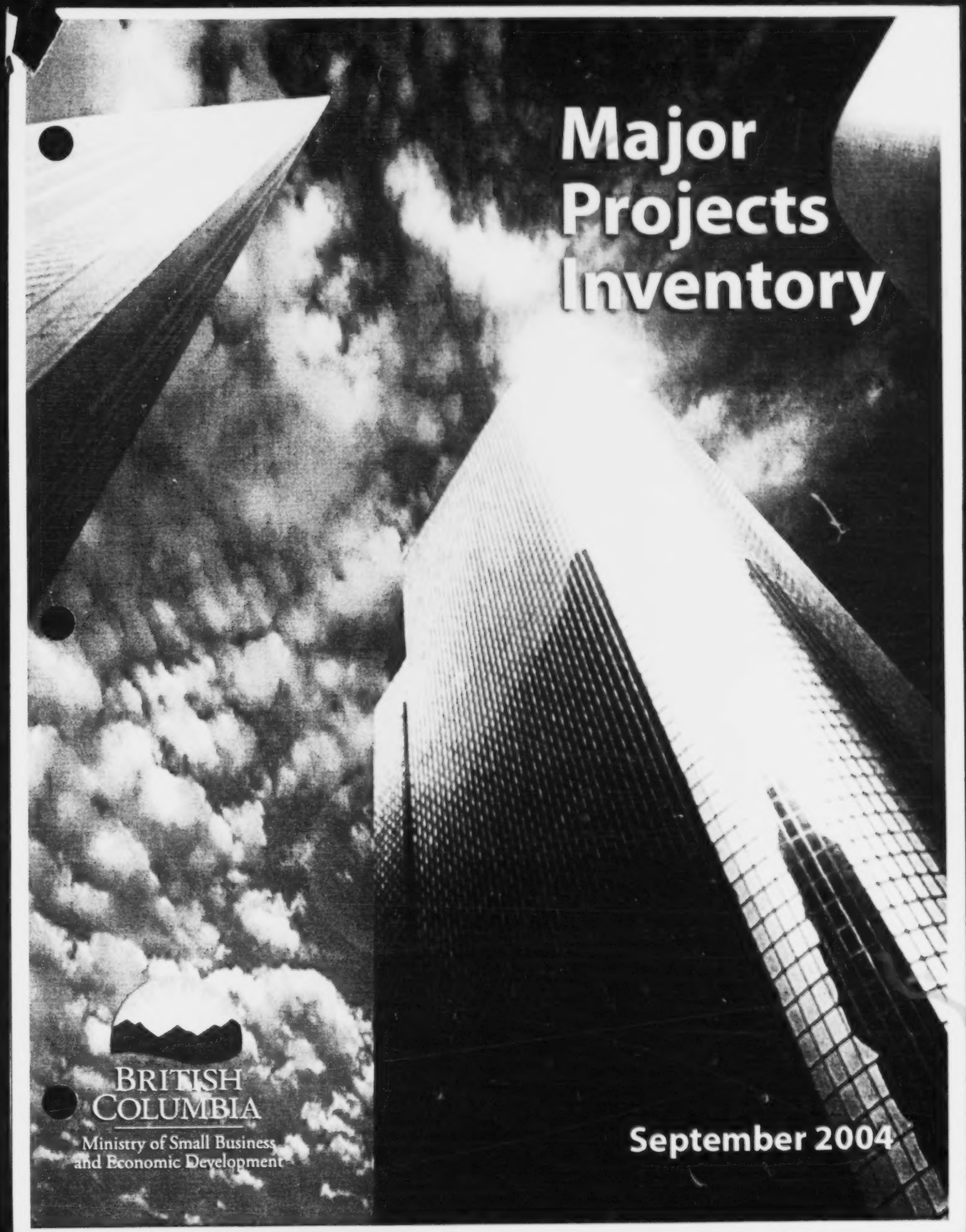

Major Projects Inventory

BRITISH COLUMBIA

Ministry of Small Business and Economic Development

September 2004

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BC Major Projects Inventory
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BC Major Projects Inventory

A comprehensive database of major development activity in British Columbia

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About the Major Projects Inventory

The BC Major Projects Inventory contains summary information on major projects in the Province of British Columbia, Canada, that are over $15 million (Cdn.) capital cost, or $20 million in the Lower Mainland–Vancouver area.

As of September 2004, the information in this published version of the BC Major Projects Inventory continues to be prepared by Jackie Hamilton & Associates, although it is now owned and published by the Province of British Columbia.

Sources of MPI Information
Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

Project Location
Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g. a municipality.

Updates
New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifying source.

Estimated Costs
Cost estimates are general estimates from the information sources used.

Start and Finish Dates
Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

Project Status
Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted in the project descriptions as cancelled, then removed from the next issue of the MPI.

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Highlights of the September 2004 Issue

There are 29 new projects over $15 million proposed in British Columbia in the third quarter of 2004, totalling nearly $2.5 billion in potential new capital investment, if all the projects proceed.

The largest projects are the LNG proposal for Kitimat, and several new listings for electricity generation projects. Five of the new projects on Vancouver Island are electricity project bids made under the BC Hydro Vancouver Island Call for Power. The sixth project, Green Island Energy's Gold River Power Project, has been tracked in our system since 2001. BC Hydro is seeking up to 300 MW of electricity from this call; therefore, it is unlikely that all six projects will proceed.

As always, though, the majority of new project proposals are residential developments.

Twenty-seven projects started construction this quarter, valued at almost $1 billion. Two major residential towers projects started construction in Vancouver—the $200 million Spectrum development, which includes four towers over a Costco centre, and the $100 million Yaletown park, which includes three towers.

Eleven projects completed construction in the third quarter, the largest being the Park Royal Shopping Centre Expansion in West Vancouver and the Matsqui's Correctional Centre's Regional Health Centre, each at $50 million.

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New Proposed Projects July–September 2004

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Campbell River	Calpine Island Cogeneration Project	50
1. Vancouver Island/Coast	Ladysmith	Natural Gas-Fired Power Plant	50
1. Vancouver Island/Coast	Nanaimo	Gas-Fired Electricity Project	310
1. Vancouver Island/Coast	Nanaimo	Natural Gas Fired Power Plant	200
1. Vancouver Island/Coast	Nanaimo	Natural Gas-Fired Power Plant	300
1. Vancouver Island/Coast	Saanich	Town and Country Shopping Centre Redevelopment	20
1. Vancouver Island/Coast	Victoria	Bambu Condominium Development	40
1. Vancouver Island/Coast	Victoria	Castana Mixed Use Development	15
1. Vancouver Island/Coast	Victoria	Humboldt Street High Rise Residential Development	45
1. Vancouver Island/Coast	Victoria	Shutters Spa and Residences	65
1. Vancouver Island/Coast	Victoria	Songhees Hillside Condominium Development	45
1. Vancouver Island/Coast	Victoria	Tuscany Village Residences	20
2. Mainland/Southwest	Coquitlam	Obelisk Condominium Tower	30
2. Mainland/Southwest	Harrison Lake	Harrison Highlands Resort and Residential Development	50
2. Mainland/Southwest	New Westminster	New Westminster Secondary School and Residential Development	30
2. Mainland/Southwest	New Westminster	Royal City Christian Centre Seniors Care Facility	20
2. Mainland/Southwest	Pemberton Region	South Meager Creek Geothermal Project	276
2. Mainland/Southwest	Powell River	East Toba River and Montrose Creek Hydroelectric Projects	255
2. Mainland/Southwest	Richmond	Waterstone Pier Development	50
2. Mainland/Southwest	Surrey	North Surrey Auto Mall	75
2. Mainland/Southwest	Surrey	Surrey High School	25
2. Mainland/Southwest	Vancouver	ICORD Spinal Cord Research Centre	43
2. Mainland/Southwest	Vancouver	L'Hermitage Condominium Tower	35
2. Mainland/Southwest	Vancouver	Qube Condominiums	20
2. Mainland/Southwest	Vancouver	Tribeca Lofts Residential Development	20
3. Thompson/Okanagan	Penticton Region	Ramada Skaha Lakeside Resort	20
3. Thompson/Okanagan	Salmon Arm	Edgewater Lakeside Living	25
6. North Coast	Kitimat	Galveston Liquid Natural Gas (LNG) Terminal	300
8. Northeast	Fort Nelson	PolarBoard Mill Expansion	26
Total			**2460**

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Projects Starting Construction July–September 2004

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Langford	Langford Sheraton Hotel	15
1. Vancouver Island/Coast	Victoria	Corazon Residential Development	17
2. Mainland/Southwest	Burnaby	Marquis Grande at Brentwood Village	25
2. Mainland/Southwest	Burnaby	Acacia Gardens Residential Development	20
2. Mainland/Southwest	Burnaby	Simon Fraser University - Technology and Sciences Complex I & II	23
2. Mainland/Southwest	Burnaby	Cortina Townhomes and Cityhomes	25
2. Mainland/Southwest	Delta	Massey Tunnel Seismic Upgrade	22
2. Mainland/Southwest	Langley	Gateway 200 Business Park	20
2. Mainland/Southwest	New Westminster	News Living Residential Towers	55
2. Mainland/Southwest	Pitt Meadows	Sawyer's Landing	30
2. Mainland/Southwest	Richmond	Riverport Residential Development	40
2. Mainland/Southwest	Richmond	North Fraser Marine Terminal	30
2. Mainland/Southwest	Squamish	The Spectacle at Highland Village	20
2. Mainland/Southwest	Vancouver	Maplewood Terraces Townhouses	20
2. Mainland/Southwest	Vancouver	Montreux Artist Residences	25
2. Mainland/Southwest	Vancouver	488 Robson Street Development	20
2. Mainland/Southwest	Vancouver	The Spectrum Residential/ Commercial Development	200
2. Mainland/Southwest	Vancouver	Yaletown Park - 977 Mainland	100
2. Mainland/Southwest	Vancouver	Beulah Gardens - 2001 Cassiar Street	38
2. Mainland/Southwest	Vancouver	Grosvenor Retail & Residential Development - 485 West Eight Avenue	20
2. Mainland/Southwest	Vancouver	UNO Residential and Commercial Development	20
3. Thompson/Okanagan	Kelowna	Royal Private Residence Club	45
3. Thompson/Okanagan	Kelowna	Bellasera Tuscan Villas & Piazza	20
4. Kootenay	Nelson	Nelson Complex Care Facility	63
4. Kootenay	Windermere	Eagle Ranch Golf Resort	20
6. North Coast	Stewart Region	Forrest Kerr Water Power Project	120
8. Northeast	Chetwynd region	Willow Creek Coal Project	27
Total			**1080**

Projects Completing Construction July–September 2004

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Victoria	University of Victoria Student Housing	23
2. Mainland/Southwest	Vancouver	Alvar Residential Development	30
2. Mainland/Southwest	Chilliwack	Chilliwack Family Leisure Centre and Multiplex	40
2. Mainland/Southwest	Maple Ridge	Maple Ridge Town Centre Redevelopment	50
2. Mainland/Southwest	Vancouver	UBC Biotechnology Laboratory - The Michael Smith Building	27
2. Mainland/Southwest	Abbotsford	Regional Health Centre - Matsqui Correctional Centre	50
2. Mainland/Southwest	West Vancouver	Park Royal Shopping Centre Expansion	50
2. Mainland/Southwest	Langley	200th Street Highway Interchange	34
3. Thompson/Okanagan	Kelowna	Mission Shores Townhomes	15
5. Cariboo	Prince George	University of Northern BC - Northern Health Sciences Building	15
5. Cariboo	Prince George	Prince George Regional Hospital Development	50
Total			**384**

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Major Projects Summaries

Summary of Major Projects by Status July–September 2004

Region	Proposed Projects	Under Construction	Completed	On hold	Total
1. Vancouver Island/Coast	58	24	1	5	88
2. Mainland/Southwest	124	121	7	16	268
3. Thompson/Okanagan	28	28	1	7	64
4. Kootenay	7	12	-	-	19
5. Cariboo	5	3	2	1	11
6. North Coast	14	4	-	2	20
7. Nechako	3	-	-	1	4
8. Northeast	6	3	-	1	10
Total	**245**	**195**	**11**	**33**	**484**

Summary of Major Projects by Industrial Category July–September 2004*

Development Region	Residential Commercial	Transport. & Warehsg.	Mining & Oil & Gas Extraction	Utilities (including Sewage Treatment)	Mfg.	Public Services	Other Services	Total
1. Vancouver Island/Coast	48	5	4	16	1	7	6	87
2. Mainland/Southwest	160	25	1	16	2	31	27	262
3. Thompson/Okanagan	31	8	2	8	-	3	11	63
4. Kootenay	6	1	-	7	-	1	4	19
5. Cariboo	2	-	2	1	3	-	1	9
6. North Coast	2	4	8	5	1	1	-	21
7. Nechako	-	1	2	1	-	-	-	4
8. Northeast	-	4	4	1	2	-	-	11
Total	**249**	**48**	**23**	**55**	**9**	**43**	**49**	**476**

* Does not include 11 projects that were completed in July–September 2004
Industrial Categories follow the North American Industrial Classification System
Pipelines and transportation-related manufacturing are included in Transportation

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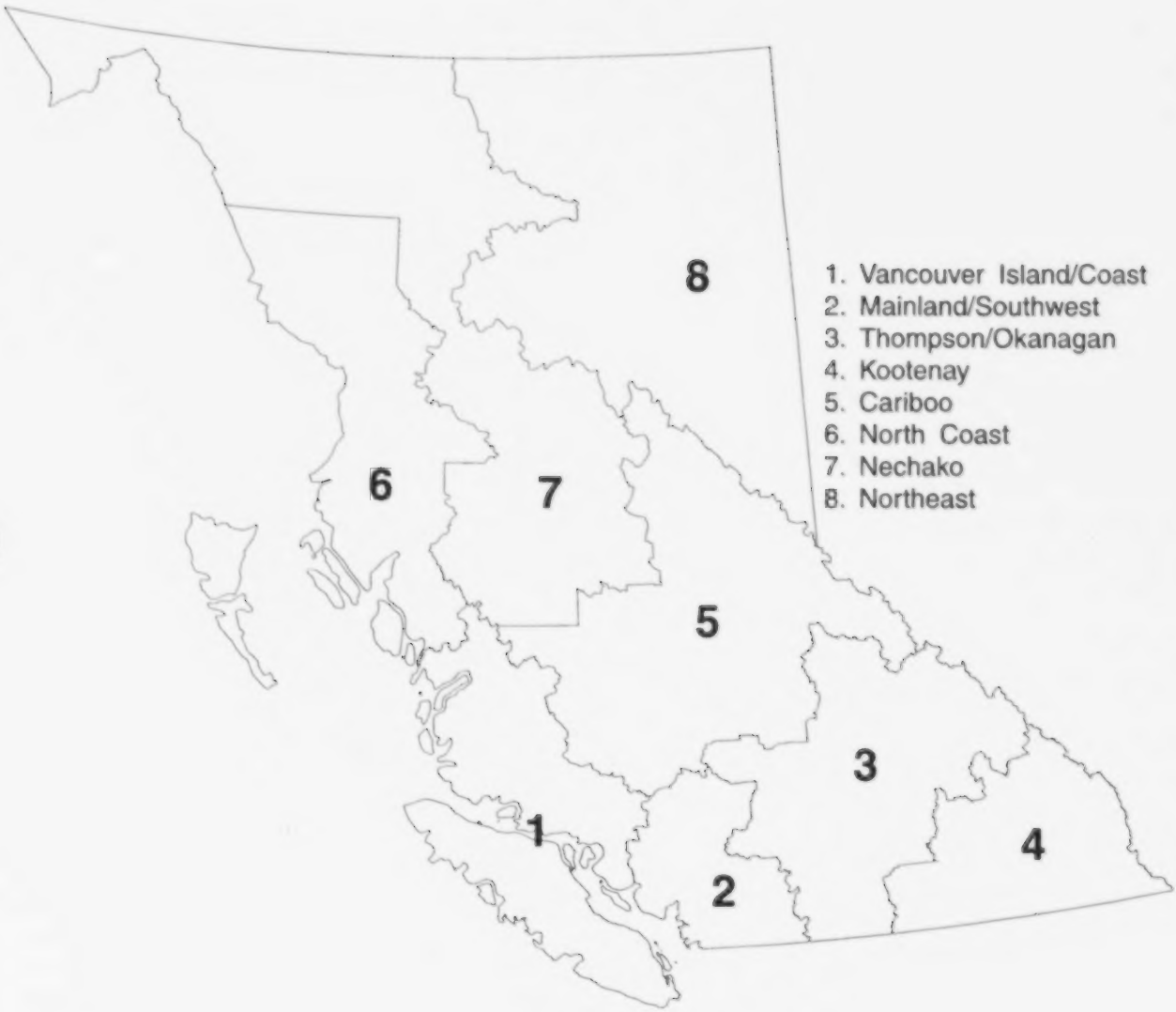
British Columbia
Development Regions



1. Vancouver Island/Coast
2. Mainland/Southwest
3. Thompson/Okanagan
4. Kootenay
5. Cariboo
6. North Coast
7. Nechako
8. Northeast

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Vancouver Island/Coast Development Region

Updated October 18, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain with a fertile plain along the east coast of Vancouver Island.
Land Area in Sq. km. : 87,013
Population Density / Sq. km. (2003) : 8.3
Economic Base : Public administration (government), forest based manufacturing, tourism, farming, fishing.

Selected Demographic Characteristics

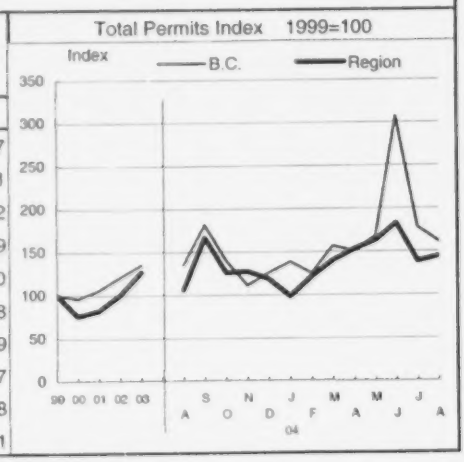
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	31.7	106.2	62.2	121.9	99.3	55.1	476.3	165.1	0.487	0.194	0.681	1976
1981	34.9	99.7	68.2	153.3	106.5	68.1	530.7	200.0	0.410	0.208	0.618	1981
1986	36.8	95.7	58.8	172.4	111.5	81.7	556.8	224.7	0.387	0.238	0.625	1986
1991	39.9	105.2	55.9	201.1	127.6	99.2	628.9	250.4	0.377	0.258	0.635	1991
1996	40.4	118.4	59.9	217.5	158.6	109.9	704.8	288.4	0.364	0.252	0.617	1996
2001	32.9	117.3	64.2	197.6	187.0	119.0	718.0	302.8	0.335	0.265	0.600	2001
2006	30.6	104.8	69.9	184.6	212.5	126.4	728.9	324.2	0.290	0.271	0.561	2006
2011	33.0	95.7	69.1	190.5	230.6	138.3	757.2	350.5	0.263	0.282	0.545	2011
2016	35.5	95.7	65.0	205.7	230.1	161.4	793.4	375.2	0.262	0.322	0.584	2016
2021	36.4	101.7	59.1	218.4	225.7	186.6	827.8	392.8	0.274	0.371	0.645	2021
2026	35.8	106.9	59.9	219.8	224.2	210.7	857.3	407.8	0.283	0.418	0.701	2026
2031	34.5	108.8	64.5	211.6	233.0	229.1	881.5	422.9	0.282	0.450	0.732	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	848.6	274.0	17.4	189.0	67.6	574.6	5,097
1997	713.2	237.6	13.3	168.2	56.1	475.6	3,801
1998	586.6	241.1	29.9	142.1	69.1	345.5	2,752
1999	771.6	413.9	32.3	179.9	201.7	357.7	2,799
2000	581.5	276.6	29.7	147.6	99.3	305.0	1,920
2001	632.0	282.5	34.8	145.1	102.6	349.6	2,258
2002	769.2	265.2	16.5	155.2	93.5	504.1	3,469
2003	976.2	342.7	33.9	194.6	114.2	633.5	4,307
YTD Aug '03	630.7	219.9	23.5	132.1	64.3	410.8	2,758
YTD Aug '04	730.2	164.3	13.9	87.9	62.5	566.0	3,491



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

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Vancouver Island/Coast Development Region

Population of Major Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate			2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Vancouver Isl./Coast		**713,690**	**717,997**	**718,343**	**719,914**	Esquimalt	DM	16,653	16,834	16,789	16,710
Saanich	DM	107,402	108,178	107,919	107,964	Central Saanich	DM	15,824	16,018	16,061	16,091
Nanaimo	C	75,355	76,185	76,344	76,736	Colwood	C	14,375	14,344	14,429	14,437
Victoria	C	76,515	77,361	76,987	76,387	Powell River	DM	13,558	13,550	13,480	13,407
Campbell River	DM *	29,759	29,699	29,513	29,617	Comox	T *	11,660	11,660	11,761	11,937
North Cowichan	DM	27,144	27,290	27,361	27,368	Sidney	T	11,332	11,404	11,355	11,372
Courtenay	C *	18,999	19,103	19,236	20,340	Parksville	C	10,592	10,773	10,803	10,932
Langford	DM	19,450	19,661	19,980	20,292	North Saanich	DM	10,838	10,890	10,896	10,923
Port Alberni	C *	18,530	18,515	18,350	18,235	Sooke	DM *	9,119	9,116	9,192	9,305
Oak Bay	DM	18,488	18,572	18,428	18,207	View Royal	T	7,411	7,587	7,762	7,868

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Bella Coola

Bella Coola Rock Project
Arthon Construction Ltd. Ph: (604) 820-6700
Proposed aggregate quarry approx 2 km from Bella Coola. Mining permit has been offered and markets in California are secured. Local consultations and rezoning approval are the next steps. Very preliminary.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 997
Start: Spring 2005
Finish: Fall 2005
Last Update: Mar 2004

Campbell River

Calpine Island Cogeneration Project
Calpine Island Cogeneration Limited Partnership Ph: (403) 750-3330
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. Calpine proposes to add 49 MW of production capacity to the existing 230 MW natural-gas fired Island Cogeneration plant, by adding another turbine to the plant. BC Hydro will make its selection of successful bidders in Oct 2004.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1198
Start: ?
Finish: ?
Last Update: Sep 2004

Campbell River

Quinsam Coal-Fired Power Plant
Quinsam Coal Ph: (250) 286-3224
Early planning stages for a 165 MW coal-fired electricity generating plant approx 20 km east of Campbell River adjacent to the Quinsam coal mine. The proposed project was not selected for consideration in BC Hydro's Vancouver Island Call for Tenders. The project area was annexed to the City of Campbell River.

Status: Proposed
Est. Cost ($ million): 325
First Entry: Mar 2004
Project ID: 1090
Start: ?
Finish: ?
Last Update: Jun 2004

Central Saanich

Tsawout Residential/ Commercial Development
Tsawout Indian Band Ph: (250) 652-9101
Proposed five-phase development of reserve lands including an 18-hole golf course, retail space, resort hotel, native-theme village, and mixed residential units. Phase 1: up to 600,000 sq ft retail space. Phase 2: 110 single-detached and multi-family housing units on leased land. Phase 3: hotel. Plans are at the economic development phase. The access road is in place.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 1998
Project ID: 472
Start: Late 2004
Finish: Summer 2006
Last Update: Jun 2004

Colwood/Langford

Olympic View Neighbourhood
Golf BC Ltd. Ph: (250) 478-5590 (Colwood City)
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units in Colwood (mix of 317 detached, 330 attached and 270 apartments) and 357 units in the District of Langford. Also included is a 6.9 ha park, a 120-room hotel, 3,500 sq m of office and retail space, and a new 9-hole golf course. Rezoning has been approved. Development permits not yet applied for. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 8
Start: Fall 2004
Finish: 2006
Last Update: Sep 2004

Crofton

Crofton Gas Turbine Cogeneration Project
Norske Canada Ph: (250) 287-5940
Norske proposes to install electrical generating capability at three Vancouver Island pulp mills, at Crofton, Elk Falls and Port Alberni. The proposed projects were included in Norske's registration for bidding in BC Hydro's Vancouver Island Call for Tenders in Nov 2003, although details of each project are not available. However, a project at the Crofton mill was described by Norske to the BC Utilities Commission hearings on the Vancouver Island Gas Plant (see separate entry) in Summer 2003 as two 46 MW gas turbines and a 15 MW condensing steam turbine. The project was not submitted for final bid in Aug 2004, and will be removed from this list next issue.

Status: Proposed
Est. Cost ($ million): 123
First Entry: Dec 2002
Project ID: 853
Start: Spring 2005
Finish: Spring 2006
Last Update: Sep 2004

Duncan

Georgia Strait Crossing Natural Gas Pipeline
Georgia Strait Crossing Pipeline Ltd. Ph: (604) 528-1600
A joint venture of BC Hydro/Williams Gas Pipeline Co. to transport 2.4 mcmd natural gas through a new 41 cm diameter pipeline originating at Sumas, Washington from an existing pipeline to reach Vancouver Island via an undersea crossing and end at Centra Gas' transmission line south of Duncan, a total distance of 136 km. The National Energy Board and the US Federal Energy Resources Commission approved the pipeline. Capital cost is for the 60 km Canadian portion. This project is linked to the Vancouver Island Generation Project (see Natural Gas Electricity Plant - Nanaimo). Project is awaiting issuance of a Certificate of Public Convenience and Necessity, which is expected in late 2004, which will require the fulfillment of a number of conditions.

Status: Proposed
Est. Cost ($ million): 130
First Entry: Sep 1999
Project ID: 623
Start: Early 2005
Finish: Summer 2006
Last Update: Mar 2004

Esquimalt

Matson Lands Housing Complex
Mandalay Developments Ph: (250) 475-3700
Proposed 120-unit condominium complex, consisting of twin 9-storey condominium buildings and ten 2-storey townhomes on 2.25 ha of land at 847 Dunsmuir Rd, overlooking Victoria's harbour. Almost 1 ha will be set aside as natural greenspace. Rezoning has been approved and working drawings are underway.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2000
Project ID: 635
Start: Fall 2004
Finish: Early 2005
Last Update: Sep 2004

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Gold River

Ucona River Hydroelectric Project
Ucona River Joint Venture Ph: (604) 683-8271
Proposed 35 MW run-of-river hydroelectric power project on the Ucona River near Gold River. Several permits and approvals are being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 52
First Entry: Mar 2003
Project ID: 869
Start: Jun 2005
Finish: Late 2006
Last Update: Jun 2004

Gold River

Gold River Power Project
Green Island Energy Ltd. Ph: (780) 412-3400
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. This project is a proposed 49 MW wood residue electricity generation project located in Gold River using infrastructure from the closed Bowater pulp mill. The project would eventually be developed to 250 MW in size. Full evaluation of tenders is underway and agreements are to be awarded late Oct 2004.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 791
Start: Spring 2005
Finish: May 2007
Last Update: Sep 2004

Ladysmith

Natural Gas-Fired Power Plant
Epcor Power Development Ph: (780) 412-3414
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. Epcor's proposal is to construct a 45 MW natural gas-fired generating plant at Ladysmith's Peerless Road Industrial Park. BC Hydro will make its selection of successful bidders in Oct 2004.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1199
Start: ?
Finish: ?
Last Update: Sep 2004

Ladysmith

Terasen Vancouver Island LNG Gas System Upgrades
Terasen Utilities Ph: (403) 514-6401
Terasen's proposal is to develop a Vancouver Island Liquefied Natural Gas (LNG) storage facility and add to the pipeline distribution system. Rezoning was approved in May 2004 for a 43 ha site, west of Mt. Hayes and approx 8 km northeast of Ladysmith, for the proposed LNG facility. The plant will have the capacity to liquefy approx 7.5 mmscfd and vaporize and inject up to 100 mmscfd of natural gas back into the pipeline system. Environmental and social reports completed. Terasen filed for a Certificate of Public Convenience and Necessity in July 2004. A hearing will be held in Nov 2004.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2003
Project ID: 972
Start: Spring 2005
Finish: Nov 2007
Last Update: Sep 2004

Langford

Hull's Field - Mixed Use Residential Development
Harling Point Estates Ph: (250) 385-4565
Proposed 100,000 sq ft shopping centre, 135 apartments and 40 townhouses at 2966 Jacklin Rd and 3024 Glen Lake Rd. Bylaws are now in place and the master agreement is complete. Sewers must be built prior to construction start. Project is in the rezoning process. Architect: Eric Barker Architect Inc.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 1999
Project ID: 545
Start: Fall 2004
Finish: 2006
Last Update: Sep 2004

Langford

Lakeview Estates (Lakewood Neighbourhood)
Oakcrest Park Estates Ltd. Ph: (250) 727-2325
Proposed 400,000 sq ft townhouse, condo and single-family development containing 923 units, 17,500 sq ft of commercial space, and park and school space at 1220 Parkdale Dr. Project was approved-in-principle Nov 2003 with final approval received in Jul 2004. Site servicing will take 12 to 18 months to complete. Engineer: 1st Team Engineering Ltd.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 1999
Project ID: 550
Start: Summer 2005
Finish: 2009
Last Update: Sep 2004

Langford

Goldstream Meadows Residential Development
Goldstream Meadows Ltd. Ph: (250) 474-6919 (Langford City)
Proposed 415-home subdivision including townhouses, modular homes, apartments and condos, a lakefront park and a 70,000 sq ft commercial centre on 135 acres. Site is currently a gravel pit on 55 ha at the west end of Langford Lake bordered by Hwy 1, Lakehurst Dr, the lake and E&N Railway line. Original project now changed to include 240 modular homes and 180 townhouses, a park, preservation of a wetland, and a business park on the 59 ha site. Rezoning approved. Bas Smith Architecture Inc. is the architect for the townhouse units.

Status: Proposed
Est. Cost ($ million): 36
First Entry: Sep 1997
Project ID: 15
Start: Fall 2004
Finish: 2008
Last Update: Sep 2004

Metchosin

Centre Mountain Golf Course and Lodge
Centre Mountain Ph: (250) 474-3167 (Metchosin)
An 18-hole golf course and resort consisting of three resort lodges and cabins, totalling 265-units and involving 126 ha, received approval for development in Dec 2003. Zoning is complete and the development permit application is expected to be submitted in Fall 2004.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2003
Project ID: 1026
Start: Spring 2005
Finish: Late 2006
Last Update: Sep 2004

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Nanaimo

Gas-Fired Electricity Project
Epcor Power Development/Calpine Ph: (780) 412-3414
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. Calpine's proposal with Epcor is to construct a 280 MW natural gas-fired generating plant in the Nanaimo area on Vancouver Island at a site at Duke Point, likely on the site and using equipment purchased for the previously approved BC Hydro project. BC Hydro will make its selection of successful bidders in Oct 2004.

Status: Proposed
Est. Cost ($ million): 310
First Entry: Sep 2004
Project ID: 1184
Start: Fall 2006
Finish: Nov 2007
Last Update: Sep 2004

Nanaimo

Natural Gas Fired Power Plant
Duke Point Power LP Ph: n/a
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. This proposal is to construct a natural gas-fired generating plant in the Nanaimo area on Vancouver Island at a site at Duke Point, likely on the site and using equipment purchased for the previously approved BC Hydro project. BC Hydro will make its selection of successful bidders in Oct 2004.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2004
Project ID: 1201
Start: ?
Finish: ?
Last Update: Sep 2004

Nanaimo

Natural Gas-Fired Power Plant
ENCO Power Company Ph: (714) 283-6081
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. is to construct a natural gas-fired generating plant in the Nanaimo area on Vancouver Island at a site at Duke Point, likely on the site and using equipment purchased for the previously approved BC Hydro project. BC Hydro will make its selection of successful bidders in Oct 2004. Website: www.encous.com

Status: Proposed
Est. Cost ($ million): 300
First Entry: Sep 2004
Project ID: 1200
Start: ?
Finish: ?
Last Update: Sep 2004

Nanaimo

Waterfront Condominium Development - 38 Front Street
Cape Development Corporation Ph: (250) 755-4429 (Nanaimo City)
187-condominiums and 19,000 sq ft of commercial space to be developed on Front St on the site of the Malaspina Hotel. Project has received 3rd reading.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2004
Project ID: 1088
Start: Fall 2004
Finish: Fall 2005
Last Update: Sep 2004

Nanaimo

New Nanaimo Centre -Conference Centre and Hotel
City of Nanaimo Ph: (250) 755-4429
The city of Nanaimo is seeking a major redevelopment of its downtown core. Phase 1 ($100 million) of the plan is to develop a conference centre, 20 storey, 140 room, Marriott hotel, 225 seat auditorium, and museum. Phase 2 includes development of the Foundry and Civic Arena sites into twin condo high rises and two ice arenas. A public-private partnership with Triarc International Inc. would develop the first phase. Phase 1 would be located in the block bordering Commercial Street, Terminal Avenue, and Gordon Street. A referendum to obtain public support for borrowing money for the project will be held on Nov 20, 2004.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2001
Project ID: 760
Start: Spring 2005
Finish: Mar 2006
Last Update: Sep 2004

Oak Bay

Oak Bay Beach Hotel Replacement
Kevin Walker Ph: (250) 598-4556
Proposed development of a new 100,000 sq ft hotel and spa on the site of the current 45,000 sq ft Oak Bay Beach Hotel at 1175 Beach Dr. Public consultation underway.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1157
Start: ?
Finish: ?
Last Update: Jun 2004

Parksville

Parksville Resort
Pacific Beach Investments Ph: (250) 248-6144 (City of Parksville)
Multi-use development proposed for the site where the Island Hall Beach Resort currently stands. The plan for Phase 1 is a resort-hotel with conference facilities, a spa and pool, while Phase 2 plans include 4- and 9-storey residential buildings, as well as a restaurant. Rezoning has been approved. Development permits have been applied for. Architect: Moore Paterson Architects.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2003
Project ID: 1049
Start: Late 2004
Finish: 2011
Last Update: Sep 2004

Port Alberni

Eagle Rock Materials Project
Eagle Rock Quarry Ph: (250) 720-2700
(Alberni-Clayoquot Regional District
Proposed gravel pit in the Port Alberni Inlet area with a 100-year mine life. Project will supply gravel to the California market. Environmental assessment approval issued Sep 17, 2003 and remaining approvals are being sought. Process for securing port customers in California is underway.

Status: Proposed
Est. Cost ($ million): 115
First Entry: Dec 2002
Project ID: 839
Start: Summer 2005
Finish: Fall 2006
Last Update: Sep 2004

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Port Alberni

Port Alberni Aluminum Smelter
Alberni Aluminum Company Ph: (250) 723-2146 (City of Port Alberni)
A feasibility study was completed to determine the potential for locating an aluminum smelter in Port Alberni, to produce 360,000 tonnes/year of aluminum and would require 650 MW of electricity annually. Project is being actively promoted and is at the investor recruitment stage. Discussions are ongoing with province and investors.

Status: Proposed
Est. Cost ($ million): 1400
First Entry: Dec 2000
Project ID: 710
Start: Summer 2009
Finish: 2011
Last Update: Mar 2004

Port Hardy

Holberg Wind Energy Project
Stothert Power Corp/Global Renewable Energy Partners Inc.
Ph: (604) 681-8165
Proposed 58 MW wind power project to include up to 45 wind turbine generators on the northwest coast of Vancouver Island 40 km west of Port Hardy. Anemometer towers are being erected. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Application was accepted by the Environmental Assessment Office on July 23, 2004, and the public comment period ended in early Sep 2004.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Jun 2003
Project ID: 975
Start: Spring 2005
Finish: Fall 2005
Last Update: Sep 2004

Port Hardy

Knob Hill Wind Power Project
Sea Breeze Energy Inc. Ph: (604) 689-2991
A 450 MW wind farm holding located on a 400 m high plateau covering 42 sq km, north of Port Hardy. The project was not selected to be considered in BC Hydro's recent call for electricity on Vancouver Island, however the project is proceeding on a merchant basis. It recently (late Sep 2004) received its BC Environmental Assessment Act approval. Website: www.seabreezeenergy.com

Status: Proposed
Est. Cost ($ million): 250
First Entry: Jun 2002
Project ID: 813
Start: Spring 2005
Finish: Spring 2006
Last Update: Sep 2004

Port Mcneill

Orca Sand and Gravel Project
Polaris Minerals Corporation Ph: (604) 915-5000
Sand and gravel project with a production capacity of up to 6,000,000 tonnes/year located 4 km west of Port McNeill. Project is in the pre-application stage of the BC Environmental Assessment Act process and may file its application in late 2004.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2004
Project ID: 1160
Start: ?
Finish: ?
Last Update: Sep 2004

Saanich

Town and Country Shopping Centre Redevelopment
Morguard Investments Ph: (250) 383-8093
Planned doubling of the square footage of the existing 226,000 sq ft shopping centre to increase the number of retailers from 21 to 80. Approvals being sought.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1204
Start: ?
Finish: ?
Last Update: Sep 2004

Saanich

773 Cordova Bay Road Residential and Industrial Project
Trio Ready Mix Ltd. Ph: (250) 475-1775 (Saanich Municipality)
Proposed 110 residential units and mini-warehouses on 26.2 ha site at 773 Cordova Bay Rd. Subdivision application remains pending for boundary adjustment. Architect: Number 10 Architect Group.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 25
Start: Summer 2005
Finish: Summer 2007
Last Update: Sep 2004

Salt Spring Island

Channel Ridge Village -Town of Highbridge
Channel Ridge Properties Inc. Ph: (250) 384-2400 (Architect)
Planned development for the north side of Saltspring Island, covering 344 ha, to include 405 homes, a town centre, with shops and amenities, including tennis courts, crafts workshop, wellness centre with spa and fitness area, spread over 36 ha. Highbridge Town Centre will include 54 commercial units, for a total of 80,000 sq ft of retail space. Project includes parks, playing fields and recreational amenities. Development permit was approved in Jun 2004, with conditions, by the Islands Trust. First phase consists of 165 residential units. Architect: Davidson Yuen Simpson. Website: www.highbridge.ca

Status: Proposed
Est. Cost ($ million): 200
First Entry: Dec 1997
Project ID: 28
Start: Summer 2005
Finish: 2011
Last Update: Sep 2004

Sidney

Seaport Project
Marker Developments Ltd. Ph: (250) 658-3829
Proposed 52-room boutique hotel to be built on town-owned waterfront property, along Beacon Ave. Plans include a spa, pool, retail space, 39 condominium apartments, and parking lots. Plans may also include a new Sidney museum and ecological centre. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1111
Start: Spring 2005
Finish: Summer 2006
Last Update: Jun 2004

Sooke

Silver Spray Destination Resort
Silver Spray Ph: (604) 681-3565
Proposed 174 acre, 85-suite hotel/lodge, 127 single-family homes, spa, restaurant, 9-hole golf course and 115 berth marina. Rezoning has been approved. Project will proceed once the lands are annexed to the District of Sooke, which is expected later this year. Website: www.silversprayIodge.ca

Status: Proposed
Est. Cost ($ million): 70
First Entry: Jun 1999
Project ID: 677
Start: Late 2004
Finish: 2010
Last Update: Sep 2004

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Victoria

Bambu Condominium Development
The Amadon Group Ph: (604) 688-1451
Two 7-storey condominium buildings containing 194-units and a 6,400 sq ft, 150-seat performing arts theatre, as well as health and wellness amenities. Building permits are approved for 164 condominiums. The new plans are being reviewed.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2004
Project ID: 1202
Start: ?
Finish: ?
Last Update: Sep 2004

Victoria

Castana Mixed Use Development
The Amadon Group Ph: (604) 688-1451
New storefronts and 43 new housing units are being developed at Cook and Sutlej Streets. Rezoning approved.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2004
Project ID: 1205
Start: Late 2004
Finish: Spring 2006
Last Update: Sep 2004

Victoria

Humboldt Street High Rise Residential Development
Alpha Project Developments Ph: (250) 360-1944
Proposed twin tower, 214-unit residential complex at 737 Humboldt St. Rezoning application and height variance are under review. Architect: Merrick Architecture.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2004
Project ID: 1203
Start: ?
Finish: ?
Last Update: Sep 2004

Victoria

Shutters Spa and Residences
Westbank Projects Corporation Ph: (604) 920-7222
Housing development at 66 to 68 Songhees Rd will include 180 condominiums, five 2-storey townhouses, and spa facilities in two buildings, one 6-storey curved building and one 9-storey building. Architect: James K. M. Cheng Architects Inc. Website: www.shuttersvictoria.com

Status: Proposed
Est. Cost ($ million): 65
First Entry: Sep 2004
Project ID: 1185
Start: Spring 2005
Finish: Spring 2006
Last Update: Sep 2004

Victoria

Songhees Hillside Condominium Development
Heritage Partners Limited Partnership Ph: (250) 544-2107
Proposed three residential towers of 13, 11, and 10 storeys. In preliminary design stage.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2004
Project ID: 1195
Start: ?
Finish: ?
Last Update: Sep 2004

Victoria

Tuscany Village Residences
Bond Development Corporation Ph: (250) 477-7291
59 luxury condominiums (60,000 sq ft) and 75,000 sq ft of commercial space anchored by Thrifty Foods is being developed at the 1600 block of McKenzie Ave. Architect: Eric Barker Architect Inc. Currently in pre-sales.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1194
Start: Late 2004
Finish: Summer 2005
Last Update: Sep 2004

Victoria

Condominium Tower and Greater Victoria Art Gallery
Austin Hamilton Ph: (250) 361-0382
A proposed 14 to 16-storey, 56-unit condominium tower to be located behind the Crystal Court Motel on Belleville St. Plans include a 30,000 sq ft satellite building for the Greater Victoria Art Gallery. Project requires rezoning and building permits. Very preliminary.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2004
Project ID: 1116
Start: Early 2006
Finish: Late 2006
Last Update: Jun 2004

Victoria

James Bay Residential and Commercial Development
Cielo Properties Inc. Ph: (250) 592-9953
A proposed 5-storey, 48-unit residential and commercial development located at 225 Menzies. Apartments would be above shops and underground parking. A public hearing will be held on Sep 30, 2004. Architect: Davidson Yuen Simpson.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1145
Start: Spring 2005
Finish: Fall 2006
Last Update: Sep 2004

Victoria

Oswego Boutique Hotel
James Bay Investments Ltd. Ph: 1 (866) 721-0324
A proposed 10-storey, 80-unit boutique hotel and condo development at the corner of Kingston and Oswego. Architect: Cannon Design.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1140
Start: Fall 2004
Finish: Nov 2005
Last Update: Jun 2004

Victoria

Parkside Victoria Resort and Spa
Fairfield Venture Inc. Ph: (250) 468-7121
130,000 sq ft time-share residential complex on Blanshard St between Humboldt and Fairfield Rd. Plan includes two 8-storey buildings connected by a glass atrium, and commercial space on the ground floor. Amenities include a spa and medical clinic. Development permits have been approved.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Jun 2004
Project ID: 1102
Start: Late 2004
Finish: Early 2006
Last Update: Jun 2004

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Victoria

University of Victoria McPherson Library Expansion
University of Victoria Ph: (250) 721-6100
Project is described in the 2004/2005 Five Year Capital Plan as an expansion of the McPherson Library. Early planning stage.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2004
Project ID: 1079
Start: ?
Finish: ?
Last Update: Sep 2004

Victoria

University of Victoria Science Building
University of Victoria Ph: (250) 721-6100
This project is described in the 2004/2005 Five Year Capital Plan as a 7,500 sq m facility to house the expanding needs of the Science Faculty. Early planning phase.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Mar 2004
Project ID: 1078
Start: ?
Finish: ?
Last Update: Sep 2004

Victoria

VENUS Project
University of Victoria Ph: (250) 472-5364
A network of undersea sensors to provide real time information on the behaviour of these water bodies and the seafloor onto the internet. The prototype line 3 km into Saanich Inlet from Pat Bay will start construction in Fall 2004 and will focus on design development of seafloor junction boxes, instrument testing, and inlet studies. Two other fibre optic cables will be laid in Fall 2005 across the Strait of Georgia from near the Tsawwassen ferry terminal (to measure water properties, seismic events, whale acoustics, fish migrations and the stability of the Delta, which is prone to collapse events) and across the Juan de Fuca Strait from south of Race Rocks. The first three lines received $10.3 million funding and a RFQ for a partnership closed in Mar 2004. Negotiations have begun with Global Marine Systems and OceanWorks to design, build, test, and deploy the wet plant portion of the VENUS observatories. The University of Washingtons Applied Physics Lab is putting together a US proposal to extend the array across the entire width of the Juan de Fuca Strait. Project is funded by several research organizations and is related to the NEPTUNE Project (see separate entry). VENUS/ NEPTUNE has awarded the Data Management and Archiving System (DMAS) Examination Consultant contract to Barrodale Computing Services Ltd. of Victoria, B.C. The observatory systems for these two projects includes a DMAS and design, development, and testing of this system requires a thorough understanding of the needs and context in which it will operate. Website: www.venus.uvic.ca

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 2004
Project ID: 1076
Start: Fall 2004
Finish: Fall 2006
Last Update: Sep 2004

Victoria

Victoria Recreation Centres
City of Victoria Ph: (250) 361-0365
Proposed construction of four new recreation centres (Harris Green, Oaklands, Gorge, Fairfield) to replace 12 existing aging facilities for recreation, community and senior use. Public consultation commenced. In the very preliminary and conceptual stages

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2004
Project ID: 1092
Start: 2006
Finish: 2010
Last Update: Sep 2004

Victoria

Victorian Imperial Princess (Douglas Street Casino and Hotel)
Vancouver Island Entertainment Inc.
Ph: (250) 361-0382 (Victoria City)
Redevelopment of property for a hotel and casino. The casino would be located in the existing Now Furniture building at 2269 Douglas St, with a 208-room hotel, convention facilities, retail shops and parking located on nearby parcels of land. The project still needs approval from municipal and provincial governments. Rezoning or council resolution in support of the casino is required. Architect: Praxis Architects. Website: www.buildingvictoria.com

Status: Proposed
Est. Cost ($ million): 52
First Entry: Mar 2004
Project ID: 1055
Start: Fall 2004
Finish: Fall 2005
Last Update: Sep 2004

Victoria

NEPTUNE Canada Project
University of Victoria Ph: (250) 472-5377
The NEPTUNE project will lay a 3,000 km network of powered fibre optic cable on the seabed over the Juan de Fuca tectonic plate, a 200,000 sq km region in the northeast Pacific off the coasts of British Columbia, Washington and Oregon. Funding is approved. Project is related to the VENUS Project (see separate entry). VENUS/NEPTUNE has awarded the Data Management and Archiving System (DMAS) Examination Consultant contract to Barrodale Computing Services Ltd. of Victoria, B.C. The observatory systems for these two projects includes a DMAS and design, development, and testing of this system requires a thorough understanding of the needs and context in which it will operate.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2003
Project ID: 1036
Start: Summer 2007
Finish: 2010
Last Update: Sep 2004

Victoria

Pacific Sport Institute
Pacific Sport and Camosun College Ph: (250) 370-3602
The proposed sports complex would include a triple gymnasium, lit all-weather playing fields, a 5,000-seat stadium and athlete residences. Applications have not yet been made to the city. A feasibility study was completed in Jun 2004, and project is not likely to begin for at least a year.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1027
Start: Summer 2005
Finish: 2009
Last Update: Jun 2004

Victoria

Vacation Ownership Club
Pearson Group, The Ph: (250) 468-7121
A vacation ownership club development in downtown Victoria at Humboldt and Blanshard. Project includes approx 135,000 sq ft of suites and commercial space including 141 bedroom units, a gourmet market, restaurants and a spa. Architect: Hulbert Group.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 881
Start: Fall 2004
Finish: Summer 2006
Last Update: Jun 2004

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Victoria

Residential Towers Songhees
Focus Equities Alberta Ph: (250) 475-3700
Proposed development on remaining lot in Songhees of 3 residential towers, 10- , 11- and 13-storeys, and series of townhouses totalling 597 units. *Rezoning and development permits are in place. Construction of a* park has been completed and excavation is underway. Architect: Paul Merrick Architects Ltd. Website: www.divprop.com

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 847
Start: Fall 2004
Finish: Fall 2010
Last Update: Sep 2004

Victoria

Royal Roads University Campus Building Development
Royal Roads University Ph: (250) 391-2524
The campus plan for Royal Roads University was adopted in 2001 to include Sustainable Development and Green Building Principles. Phase 1 redevelopment includes two projects: renovation of the Grant Building, a 5,760 sq m National Heritage-designated structure to house academic spaces, lecture hall, student services, cafeteria, labs and offices, is complete. The second project was on hold, but is now reactivating. It includes a $36 million new Living-Learning Centre which will provide student residences and additional classrooms. It is to be located on the parking lot site behind the Grant Building, and be built through a public-private partnership. An additional academic building, worth $15 million, is planned to provide new office and class space. The two proposed buildings are still in the planning stage. Architect: Williams D'Ambrosio Architects.

Status: Proposed
Est. Cost ($ million): 62
First Entry: Jun 2002
Project ID: 823
Start: Sep 2002
Finish: 2007
Last Update: Sep 2004

Victoria

Hotel and Residential Complex - Pandora Avenue and Fisgard Street
626661 BC Ltd. Ph: (250) 361-0382 (Victoria City)
Proposed 7-storey hotel-condominium complex bordered by Pandora Ave and Fisgard St. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528 to 532 Pandora Ave which will be restored and integrated into the complex. The proposed project includes two buildings: a 7-storey, 99-room hotel facing Pandora St, and a 6-storey residential building containing 78 condominiums, facing Fisgard St. Development permit had been approved, but has since expired. Project may have changed as the property has been sold to a new owner.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2001
Project ID: 778
Start: ?
Finish: ?
Last Update: Sep 2004

Victoria

Belleville Ferry Terminal Redevelopment
City of Victoria/Provincial Capital Commission Ph: (250) 953-8800
Proposed redevelopment of the Belleville St terminal at Victoria's inner harbour, which currently accommodates three ferry lines (MV Coho, Victoria Clipper, and Victoria Express). Plans from a 2001 proposal are being re-examined with possible increases in building heights.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 1999
Project ID: 548
Start: Fall 2005
Finish: 2007
Last Update: Sep 2004

Victoria

Victoria Sewage Treatment Plant
Capital Regional District Ph: (250) 360-3000
Proposed sewage treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been accepted by the provincial government. There are no specific plans to begin the project.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 1999
Project ID: 552
Start: 2020
Finish: ?
Last Update: Mar 2004

View Royal

The Quay at Thetis Cove
Thetis Cove Estates Ltd. Ph: (250) 385-4565 (Architect)
A proposed high-density residential settlement to include several hundred units in nine buildings which range in height up to 14 storeys. 500 to 600 underground parking spaces would be provided. Land required some excavation of contaminated soil, which is nearly complete. Two open houses were held in late Jun 2004. Architect: Eric Barker Architect Inc.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1144
Start: Spring 2005
Finish: 2011
Last Update: Sep 2004

Zeballos

Zeballos Lake Hydro Project
Pacific Rim Power Corp. Ph: (604) 576-3175
Run-of-river power project near Zeballos to generate approx 22 MW of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Other required approvals are expected by Oct 2004.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Sep 2003
Project ID: 1010
Start: Fall 2004
Finish: Spring 2006
Last Update: Sep 2004

STATUS: ON HOLD

Campbell River

Thermomechanical Pulp (TMP) Facility
Norske Canada Ph: (250) 287-5940
Norske has proposed to increase TMP capacity with a new facility at the existing Elk Falls pulp mill. Norske's registration for bidding made in Nov 2003 in response to BC Hydro's Vancouver Island Call for Tenders includes electricity generating projects at three pulp mills: Crofton, Elk Falls and Port Alberni. A TMP project at Elk Falls was described by Norske to the BC Utilities Commission hearings on the Vancouver Island Gas Plant (see separate entry) as a 28 MW steam recovery project, along with three turbine generating projects at the pulp mills (see separate entries for Duncan, Campbell River and Port Alberni). The project was not submitted for final bid in Aug 2004, and will be removed from this list next issue.

Status: On hold
Est. Cost ($ million): 131
First Entry: Mar 2004
Project ID: 1077
Start: ?
Finish: ?
Last Update: Sep 2004

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Ladysmith

Granby Harbour
Concept Bank - SVR Acquisitions Ltd. Ph: (604) 298-9965
Proposed 10-year comprehensive residential, commercial, retail development in Ladysmith Harbour, designed to fit into the existing town grid system and preserve historical aspects of the coal mining era. Plans include 100 fixed and 25 floating rooms in a hotel built on the harbour, a floating home subdivision, condos, multi-family and single-family living units, a graduated retirement community, a 300-seat convention centre, restaurant/lighthouse, yacht club, and marina. A master plan is complete. Phase 1 development will commence with construction of the major components (the amenities, retirement village and hotel). Permits not yet applied for. Architect: Paul Merrick Architects.

Status: On hold
Est. Cost ($ million): 300
First Entry: Mar 2000
Project ID: 13
Start: ?
Finish: ?
Last Update: Sep 2004

Langford

Langford Power Centre
Alliance Blue Corporation Ph: (403) 259-3692
Proposed development of a 350,000 sq ft shopping centre with parking for 1,500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Rd from McCallum Rd to Treanor Ave, as well as installation of bike lanes, treed boulevards and sidewalks. Project has received re-zoning. Website: www.alliancebluecorp.com

Status: On hold
Est. Cost ($ million): 56
First Entry: Dec 2001
Project ID: 780
Start: ?
Finish: ?
Last Update: Jun 2004

Port Alberni

Port Alberni Cogeneration Plant
Norske Canada Ph: (604) 287-5940
A project at the Crofton mill was described by Norske to the BC Utilities Commission hearings on the Vancouver Island Gas Plant (see separate entry) in Summer 2003 as a 45 MW gas turbine. The project was not submitted to BC Hydro for final bid in Aug 2004, and will be removed from this list next issue.

Status: On hold
Est. Cost ($ million): 55
First Entry: Dec 1997
Project ID: 22
Start: ?
Finish: ?
Last Update: Sep 2004

Port Hardy

Limestone Quarry
Graymount Western Ph: (403) 250-9100
Proposed limestone quarry on northern Vancouver Island to yield approx 250,000 tonnes/yr. There are two possible sites being examined at Marnie Bay and Nimkish Lake, with Marnie Bay the most likely to be developed. Environmental studies are completed for the Marnie Bay site. The project is on long-term hold.

Status: On hold
Est. Cost ($ million): 50
First Entry: Sep 1999
Project ID: 606
Start: 2007
Finish: 2009
Last Update: Sep 2004

STATUS: CONSTRUCTION STARTED

Colwood

Royal Bay Housing Development
Construction Aggregates Ltd. Ph: (250) 478-8311
Multi-phase (2,800 homes) development on 250 ha site on Metchosin Rd over 20 years. Phase 1 includes 646 single-family units, duplex homes, and townhouses. Later phases will include townhomes and commercial space, 3 schools, parks and a 7.5 km perimeter greenway. Included in Phase 1 are The Hatley and The Delora. They are completely serviced and all lots are sold. Construction is well underway on Phase 1A : The Woods which will have 119 lots, 3 duplex lots and 103 townhomes, and be ready for occupancy in late 2004. This will be followed by the development of Phase 1D: The Bluffs, which will have 78 detached lots, 30 townhomes, and a 30 acre Latoria Creek Park. The construction of the school is not yet definite. Phase 2 will include 1,500 housing units in apartment blocks (up to 9-storeys), townhouses, single-family homes, and apartments built on top of stores. Primary planning consultant: Cityspaces Consulting.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 7
Start: Mar 2000
Finish: 2020
Last Update: Jun 2004

Courtenay

Mt. Washington Alpine Resort
Mt. Washington Ski Resort Ph: (888) 231-1499
Several projects have been completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. Construction on the 60-unit Bear Lodge began in May 2004, and is expected to complete in Early 2005. Construction on a $3 million quad lift, called the Boomerang, began in Summer 2004 and will complete by Dec 2004. Development of a firehall/public works building was put to referendum in the community, and as a result will not be proceeding. In preparation for the 2010 Olympics, the resort's expansion will include a Training Centre with meeting rooms, fitness room, offices and equipment maintenance area, a Stadium Oval, as well as plans for a building to provide hostel-style accommodations. 45+ kilometres of Nordic trails will be added and the Biathlon range will be upgraded.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 45
Start: Summer 2000
Finish: 2009
Last Update: Sep 2004

Esquimalt

CFB Esquimalt Projects
Department of Defence Ph: (250) 363-7928
Three projects are in progress: 1) $35 million Colwood Refueling Facility started in Dec 2001 was awarded to North American Constructors Ltd and will be completed by Feb 2005, 2) $14.5 million Naval Officers Training Centre design-build started in Aug 2003 was awarded to Westeinde Construction Ltd and will be completed by Oct 2004, 3) $46 million Fleet Maintenance Facility - Cape Breton started in Aug 2003 was awarded to Monad Constructors Ltd to be completed by Jul 2005. Tender for a Corrosive Fluids Facility was awarded to Farmer Construction in Apr 2004 and construction began in May 2004. The facility will be used to store fluid from submarine batteries, as well as to charge batteries and for general maintenance.

Status: Construction started
Est. Cost ($ million): 170
First Entry: Dec 1997
Project ID: 12
Start: Jan 1999
Finish: 2007
Last Update: Sep 2004

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Langford

Langford Sheraton Hotel
Starwood Holdings Ltd. Ph: (604) 736-1156 (Architect)
A proposed 121-room Sheraton hotel to be located near the Costco complex in Langford. Plans include building a restaurant and conference room. Public hearings have been held and rezoning was approved in Jun 2004. Architect: Gomberoff Bell Lyon.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1115
Start: Summer 2004
Finish: Late 2005
Last Update: Sep 2004

Langford

Lavender Town Square
Keycorp Consulting Ltd. Ph: (250) 474-6919 (Langford)
Three 4-storey buildings and one 3-storey building located on Goldstream Ave will provide 60 seniors with assisted-living suites and approx 140 live-work units. Architect: Eric Barker Architect Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 1000
Start: Mar 2004
Finish: Summer 2005
Last Update: Sep 2004

Langford

Bear Mountain Golf Resort and Residential Development
Bear Mountain Master Partnership Ph: (250) 474-7344
28 phase residential development (2,200 homes) to include two Jack Nicklaus golf courses, 110,000 sq ft clubhouse and retail village over 20 years. The first golf course is complete. The first residents of the Phase 1 Gateway Neighbourhood moved in late 2003. The hotel complex includes the 65-unit Fairways Villa, which is under construction, and the $30 million Clubhouse hotel. Phase 2 was originally to include a second golf course, 185 homes, 50 townhouses and 12,000 sq ft of commercial space in the Highlands community, but has been revised. The revised plan now includes 150 single-family homes, and the golf course has been redesigned to move it away from sensitive wetlands. A "hotel cabin" component has been added, with up to 200 cabin units and 100 conventional hotel rooms, and a treatment plant. Phase 2 rezoning has been approved and began construction in Summer 2004. Website: www.bearmountaingolf.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 2002
Project ID: 841
Start: Mar 2002
Finish: 2014
Last Update: Sep 2004

Langford

Westwind Plaza
Bill Beadle Ph: (250) 478-3121
Six buildings with total of 9,896 sq m of commercial and retail space, along with 168 parking spaces on 1.8 ha at 741 Goldstream Ave. Phase 1: Beer and wine store is completed. Phase 2: 35,000 sq ft development including 125-seat restaurant, 125- seat pub and 8,000 sq ft commercial/retail space is complete, as well as a nightclub and cabaret. Two commercial/retail buildings were completed in early 2004, and there are two more buildings currently in the planning stage. Architect: Moore Patterson Group.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 1999
Project ID: 562
Start: Late 1999
Finish: Summer 2005
Last Update: Jun 2004

Nanaimo

Malaspina University College Expansion
Malaspina College Ph: (250) 753-3245
Ongoing construction program has completed a 5-storey (approx 60,000 sq ft) applied sciences/ training and education centre, a heavy-duty construction shop and physical plant, and seismic upgrading and expansion of two cafeterias. Construction of an office building for the International Program completed in Jul 2003. An expansion of the library was awarded Sep 2003 to Knappett Construction and is expected to complete Fall 2004, to be followed by renovation of the old library. Centre for shellfish research is under construction. An RFP to construct student residences resulted in the contract being awarded to Windley Construction. Construction on the residences began in Summer 2004 and is expected to complete early 2006.

Status: Construction started
Est. Cost ($ million): 21
First Entry: Jun 2000
Project ID: 675
Start: Jan 2001
Finish: Early 2006
Last Update: Sep 2004

Nanaimo

Nanaimo Regional General Hospital - Acute Expansion Phase II.
Vancouver Island Health Authority Ph: (250) 755-3010
Phased renovation of existing space and completion of new space, to include 10 operating rooms and expansions of perinatal, surgical day care areas. Design of the maternity building is currently underway, with construction expected to begin mid-2005. Construction contract awarded to: Bird Construction. Website: www.viha.ca

Status: Construction started
Est. Cost ($ million): 29
First Entry: Sep 1997
Project ID: 18
Start: Oct 2003
Finish: Spring 2006
Last Update: Jun 2004

Nanoose

Pacific Shores Resort and Spa
Ocean Place Holdings Ltd. Ph: (250) 468-7121
Development of time share (127 two-bedroom units) totalling 170,000 sq ft to be constructed in phases. 76 units completed, consisting of 64 time share and 12 wholly-owned units. An additional 18,000 sq ft including a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office were completed May 2003. The next phase is approx 30 two-bedroom units, which will be built according to the market.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 20
Start: Spring 1998
Finish: Late 2005
Last Update: Jun 2004

North Saanich

Victoria International Airport Expansion
Victoria Airport Authority Ph: (250) 953-7554
Expansion of air terminal building (approx 3,700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Building construction started in Sep 2000. Stages 1 to 5 completed. Stage 6: Construction of the departure and passenger check-in area has been approved and began construction May 2004. The final phase is valued at $11.2 million. Project Manager: Durwest Construction Ltd. Architect: Moore Paterson Group.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Jun 1999
Project ID: 563
Start: Late 2000
Finish: Spring 2006
Last Update: Jun 2004

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Oak Bay

Carlton House Seniors Residences
Ph: (250) 598-3311 (Oak Bay Municipality)
Assisted-living condominiums in a 4-storey, 88-unit building located at Oak Bay Ave and Elgin St.

Status: Construction started
Est. Cost ($ million): 14
First Entry: Dec 2002
Project ID: 852
Start: Jul 2003
Finish: Late 2004
Last Update: Jun 2004

Qualicum Beach

The Gardens at Qualicum Beach Seniors Facility
CPAC (Care) Holdings Ltd and Mancal Lifestyles Ph: (604) 688-2220
New 225-unit seniors development consisting of independent apartments, assisted living and complex care.

Status: Construction started
Est. Cost ($ million): 28
First Entry: Jun 2004
Project ID: 1152
Start: Jun 2004
Finish: Sep 2005
Last Update: Jun 2004

Saanich

5330 Cordova Bay Road Sayward Hill Development
Jawl Industries/McArthur Park Estates
Ph: (250) 475-1775 (Saanich Municipality)
215-unit residential buildings, 1,100 sq m commercial space, and 9-hole golf course on 15 ha at 5330 Cordova Bay Rd. The residential development consists of 12 separate complexes. Four buildings, the golf course and clubhouse are complete, and two townhouse complexes were completed Aug 2003. Currently under construction is a 58-unit condominium building.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 26
Start: 1998
Finish: 2006
Last Update: Sep 2004

Sooke

Sooke Sewage Treatment Plant
District of Sooke Ph: (250) 642-1634 (District of Sooke)
Sewage collection system and wastewater treatment plant for the Sooke community. EPCOR, a wholly owned entity of the City of Edmonton, signed a design, build and operate agreement for the sewage system in Spring 2004.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Jun 2003
Project ID: 946
Start: Spring 2004
Finish: Fall 2005
Last Update: Jun 2004

Sooke

Sunriver Estates (Shambrook Hill Development)
Swiftsure Development Ph: (250) 642-1634 (District of Sooke)
650 residential units including 100 multi-family units on 382 acres on Phillips Rd. Plans include a 3,000 sq ft day-care and an elementary school. Project is to be built in 5 phases. Construction of Phase 1A single-family units and Phase 1B are complete. Phase 1C has been given subdivision approval.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2002
Project ID: 834
Start: Sep 2003
Finish: 2007
Last Update: Sep 2004

Ucluelet

Ucluelet Mixed Use Development
Loof-Koehler Marine Drive Properties, Amadon Group
Ph: (250) 726-7744 (District of Ucluelet)
Multi-use development on 40 ha of waterfront in Ucluelet which includes 200 townhomes, a pub, restaurant, major hotel, wellness center, spa and seniors home. Affordable housing and retail space are also included. There is a provision for a pool, skateboard park, and accommodation for the Wild Pacific Trail. Adjacent to the Loof-Koehler Marine Drive Properties Ltd. land is 50 acres which has been sold to the company by the District. Site servicing began Summer 2003. Construction of 18 townhomes, called Big Beach Estates, began in late 2003 and is complete. Construction is underway on the Primera, a 20-unit multi-family building. Amadon Group is planning a 5-star hotel, restaurant and spa are expected to begin construction by summer 2005 - currently in community consultations. A second 4-star hotel is planned for 5-7 years after the first hotel is built. A date has not been determined for construction of the brew-pub and restaurant.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Dec 2002
Project ID: 840
Start: Late 2003
Finish: 2013
Last Update: Sep 2004

Victoria

Corazon Residential Development
Chard Development Ltd. Ph: (250) 381-1345
A proposed 12-storey, 76-unit residential development to include condominiums, townhomes and penthouses at 732 Cormorant. Architect: Musson Cattell Mackey Partnership. Website: www.corazonvictoria.com

Status: Construction started
Est. Cost ($ million): 17
First Entry: Jun 2004
Project ID: 1135
Start: Aug 2004
Finish: Fall 2005
Last Update: Sep 2004

Victoria

Parc Residences
West Bank Projects Ph: (250) 920-7272
A 12-storey, 123-unit residential tower at the corner of Wilson St and Tyee Rd is under construction. Architect: James K. M. Cheng Architects Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 967
Start: Fall 2003
Finish: Spring 2005
Last Update: Sep 2004

Victoria

University of Victoria Engineering/Computer Science Building
University of Victoria Ph: (250) 721-6139
A new 7,800 sq m engineering technology building will double the student spaces for computer science and engineering co-op programs, allowing an additional 118 undergraduate and 23 graduate full-time places by 2006. The building will have classrooms, undergrad and graduate labs, offices, and student study space. Tender closed Apr 2004 and was awarded to Farmer Construction.

Status: Construction started
Est. Cost ($ million): 24
First Entry: Dec 2002
Project ID: 845
Start: Spring 2004
Finish: Aug 2005
Last Update: Jun 2004

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Victoria

Victoria Marriott Inner Harbour Hotel and High Rise Residences
Concert Properties Ltd. & Ocean Properties Ph: (604) 688-9460
A 236-room, 16-storey (approx 400,000 sq ft) Marriot Hotel located at 728 Humboldt St is complete. The $39 million hotel is the first phase of the 886,000 sq ft project on the Y-lot property to eventually include a 19-storey apartment hotel. The hotel includes approx 5,000 sq ft of convention and meeting facilities, fitness and exercise facilities, a spa and a business centre. Rezoning is complete for Phase 2 and 3: two high-rise residential towers. The first tower, the Astoria, is a 164-unit mixed-use residential building and began construction in Summer 2004. The third building, a 15-storey $27 million condominium project with 76 units received rezoning approval and will start in Jul 2006. Architect: Lawrence Doyle Architects.

Status: Construction started
Est. Cost ($ million): 90
First Entry: Sep 1999
Project ID: 591
Start: Late 2002
Finish: Summer 2006
Last Update: Sep 2004

Victoria

Railyards Residential and Commercial Development
Le Fevre and Co. Property Agents Ltd Ph: (250) 380-4900
Redevelopment of 12 acres between Pt. Ellice Bridge and CN Trestle (701 Tyee Rd) with 484 townhouses, apartments, and live/work units, and 11,000 sq ft of commercial space; approx 416,000 sq ft in total. Construction on Phase 1 is complete. Phase 2 (townhomes) began early 2004 and is expected to complete in Nov 2004. A proposal for a 2-storey, 10,000 sq ft commercial building which would contain public washrooms, a restaurant, bike shop, and offices near the Galloping Goose Trail was pulled by the developer in May 2004. A 4-storey, 58-unit apartment building with live/work spaces is planned at 751 Tyee Rd. Land has been rezoned and construction may begin in late 2005. Architect: Hotson Bakker Architects.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Sep 1997
Project ID: 39
Start: Apr 2003
Finish: Fall 2006
Last Update: Sep 2004

Victoria

Save-On-Foods Memorial Arena
RG Properties/City of Vic Ph: (604) 298-6444
New arena to replace Memorial Arena will include up to 7,500 seats. Private partner (RG Properties) is proceeding with a design-build-operate package based on a 30-year agreement. Completion deadline has been extended 10 weeks to Nov 15, 2004. Architect: ICR Architecture.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 1997
Project ID: 41
Start: Summer 2003
Finish: Nov 2004
Last Update: Jun 2004

Victoria

Selkirk Waterway Project
Jawl Holdings Ltd. Ph: (250) 384-2400 (Architect)
Redevelopment of 10 ha site which includes several mixed commercial/office buildings, a 46-unit townhouse and condo building, called Jack Ladder Lane Residences, and a Montessori school, are completed. A 6-storey office and waterfront mixed-use structure, including a boathouse, restaurant and offices, with ground-floor retail outlets are complete. A 50,000 sq ft high-tech building and 350 stall parkade at 401 Garbally Rd, named Garbally Landing, began construction Jul 2003. A 28-suite condominium building at 2760 Jutland completed in Jun 2004, and a 37-suite condominium building and 8 townhouses at 330 Waterfront Cres, named Edgewater, will be complete in Oct/Nov 2004. The next phase is a 60-unit townhouse/condo project named Cecilia Creek which is in the design phase and will begin construction late 2004/early 2005.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 62
Start: 1994
Finish: 2006
Last Update: Sep 2004

STATUS: COMPLETED

Victoria

University of Victoria Student Housing
University of Victoria Ph: (250) 721-6100
Three separate buildings containing 480 dorm-style rooms. Cluster housing (116 beds) completed construction in May 2003. Dormitory housing (60 beds) completed Mar 2004. The split three-to-four level, 6,995 sq m building and two dormitory housing units (294 beds and 126 beds) completed in Summer 2004. General contractor: Cowichan Bay Contractors Ltd.

Status: Completed
Est. Cost ($ million): 23
First Entry: Mar 2004
Project ID: 1065
Start: Fall 2003
Finish: Summer 2004
Last Update: Sep 2004

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Mainland/Southwest Development Region

Updated October 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.
Land Area in Sq. km. : 37,225
Population Density / Sq. km. (2003) : 65.7
Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	85.5	282.9	177.9	381.0	276.7	139.4	1,343.3	464.4	0.441	0.167	0.608	1976
1981	93.5	264.2	199.7	463.1	295.9	167.4	1,483.7	550.4	0.373	0.175	0.548	1981
1986	108.4	263.3	193.7	553.4	321.3	195.9	1,635.9	639.0	0.348	0.183	0.531	1986
1991	125.4	301.2	191.4	669.1	367.5	230.3	1,884.9	711.2	0.347	0.187	0.535	1991
1996	137.4	353.9	212.2	767.6	465.9	258.3	2,195.3	827.7	0.340	0.179	0.519	1996
2001	129.7	378.3	223.6	791.3	573.9	286.2	2,382.8	903.9	0.320	0.180	0.500	2001
2006	126.4	373.1	241.4	789.1	688.2	322.3	2,540.5	1,035.2	0.291	0.188	0.478	2006
2011	128.7	367.4	243.5	813.5	784.8	371.4	2,709.4	1,134.5	0.269	0.202	0.471	2011
2016	137.2	366.8	249.7	854.1	838.2	452.7	2,898.7	1,240.1	0.259	0.233	0.493	2016
2021	144.8	379.1	243.4	906.3	866.7	542.9	3,083.2	1,330.3	0.260	0.269	0.529	2021
2026	148.6	399.3	243.6	943.0	884.7	640.7	3,260.0	1,411.8	0.265	0.309	0.574	2026
2031	149.6	417.3	250.7	952.4	919.7	732.6	3,422.3	1,488.8	0.267	0.345	0.612	2031

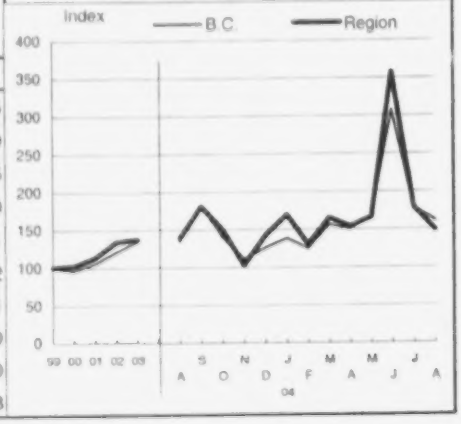
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	4,113.6	1,303.5	175.0	823.8	304.6	2,810.1	20,275
1997	3,709.2	1,311.7	183.7	954.3	173.6	2,397.6	18,440
1998	3,238.3	1,416.8	189.6	945.8	281.4	1,821.4	13,125
1999	3,012.7	1,292.2	228.9	747.0	316.3	1,720.5	11,310
2000	3,079.8	1,417.0	194.9	953.0	269.2	1,662.8	10,451
2001	3,396.6	1,383.7	150.5	799.3	433.9	2,012.8	11,802
2002	4,028.3	1,208.1	162.7	787.7	257.7	2,820.3	17,391
2003	4,126.4	1,063.4	126.3	672.1	233.8	3,062.9	17,390
YTD Aug '03	2,686.5	672.4	76.9	421.6	173.9	2,014.1	11,710
YTD Aug '04	3,674.3	855.5	115.1	597.5	142.9	2,818.8	16,698

Total Permits Index 1999=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

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Mainland/Southwest Development Region

Population of Major Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate			2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Mainland/Southwest		**2,346,404**	**2,382,808**	**2,417,327**	**2,445,465**	Maple Ridge	DM	64,144	65,924	68,824	71,399
Vancouver	C	563,114	569,475	568,807	568,442	Chilliwack	C	65,034	65,672	65,947	66,618
Surrey	C	353,340	363,013	378,173	390,145	New Westminster	C	57,156	57,045	57,529	59,426
Burnaby	C	198,584	202,421	203,665	205,261	Port Coquitlam	C	52,361	53,497	55,783	57,308
Richmond	C	168,280	171,520	173,545	174,201	North Vancouver	C	45,489	46,236	47,662	48,136
Abbotsford	C	118,187	120,501	124,627	127,451	West Vancouver	DM	43,027	43,228	43,042	42,867
Coquitlam	C	115,290	117,816	121,341	122,696	Mission	DM	32,403	32,638	32,688	32,894
Delta	DM	101,051	101,177	100,901	100,571	Port Moody	C	24,292	24,854	25,674	26,690
Langley, Township of	DM	90,001	90,685	90,624	91,359	Langley	C	24,413	24,673	24,517	24,577
North Vancouver	DM	85,454	85,904	85,645	85,839	White Rock	C	18,748	19,047	19,440	19,539

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Abbotsford

Mt. Lehman Road Interchange Upgrade
BC Ministry of Transportation Ph: (250) 824-2700
Replacement or reconstruction of the Mt. Lehman overpass including on/off ramps, improvements to Mt. Lehman Rd, a new four-lane structure and road to link Fraser Hwy and Old Yale Rd, and improvements to the Fraser Hwy. Final design will be complete in Fall 2004. McElhanney Consulting Services Ltd. was selected as the proponent.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Jun 2000
Project ID: 658
Start: Late 2004
Finish: 2006
Last Update: Sep 2004

Abbotsford

Abbotsford Residential Development
Michael Rosen Planning Cons. (Owner's Rep) Ph: (604) 925-0977
Approx 1,000 units of single- and multi-family residences at 35220 Cassiar Ave, near McKee Rd. Rezoning is currently underway. Planning Consultant: Michael Rosen Planning Consultants.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Sep 1999
Project ID: 618
Start: Summer 2005
Finish: 2008
Last Update: Sep 2004

Abbotsford

Abbotsford Hospital and Cancer Centre
Fraser Health Authority (in partnership) Ph: (604) 557-2952
Proposed 300-bed, 60,000 sq m hospital and cancer treatment centre at Gladwyn Ave and Marshall Rd, previously known as the Fraser Valley Regional District General Hospital. Access Health Abbotsford was selected as the preferred proponent in July 2004. The final agreement is expected to be negotiated by Fall 2004. Architect: Architectura. Website: www.abbotsfordhospitalandcancercentre.ca

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 1997
Project ID: 89
Start: Late 2004
Finish: Dec 2007
Last Update: Sep 2004

Agassiz To Pemberton

Sasquatch Highway
BC Ministry of Transporation
Ph: (250) 356-1282 (Land and Water BC Inc)
A feasibility report has been prepared regarding the potential for developing a 170 km highway from Mission along Harrison Lake from Agassiz to Pemberton. An alternative plan is to develop portions of the highway first. The report is under review by the provincial government.

Status: Proposed
Est. Cost ($ million): 275
First Entry: Mar 2004
Project ID: 1070
Start: ?
Finish: ?
Last Update: Sep 2004

Boston Bar

Spuzzum Creek Power Project
Interpac Resources Ltd. Ph: (604) 881-2300
Run-of-river power project near Boston Bar to generate 29 MW of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2003
Project ID: 1009
Start: Fall 2004
Finish: Spring 2006
Last Update: Jun 2004

Burnaby

Burnaby Gateway Casino Expansion
Gateway Casinos Ltd Partnership Ph: (604) 294-7400 (City of Burnaby)
A proposed 100,000 sq ft casino complex at the Radisson Villa Hotel location on Willingdon Ave. The casino will be built in the existing low-rise wing of the existing hotel, to include up to 1,000 slot machines, a 15-table poker room, 50 table games, high-limit gambling area and show lounge. A public hearing for the expansion was held on July 20, 2004. Rezoning has been approved.

Status: Proposed
Est. Cost ($ million): 85
First Entry: Jun 2004
Project ID: 1150
Start: Oct 2004
Finish: Spring 2006
Last Update: Sep 2004

Burnaby

OMA Residential Towers -One Madison Avenue
Millenium Development Corporation Ph: (604) 688-2300
Two towers, 31-storeys each, containing 334 units at Madison Ave and Dawson St. Additional amenities include a roof garden, pool and amenity pavilion. Website: www.omalife.com

Status: Proposed
Est. Cost ($ million): 80
First Entry: Jun 2004
Project ID: 1156
Start: Fall 2004
Finish: Summer 2006
Last Update: Sep 2004

Burnaby

Simon Fraser University - Faculty of Arts Expansion
Simon Fraser University Ph: (604) 291-4743
Facilities to replace and supplement existing academic program space for the Faculty of Arts, including classrooms, lecture theatres and microcomputer classrooms, reading and study areas.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Mar 2003
Project ID: 933
Start: Late 2005
Finish: Late 2007
Last Update: Mar 2004

Burnaby

Simon Fraser University - School for the Contemporary Arts Building
Simon Fraser University Ph: (604) 291-4743
New space for the School will consist primarily of studio facilities to support undergraduate instruction in film, video, dance, theatre, art and culture studies, music, and the visual arts. Support space also will be planned to house faculty, support staff, and graduate students. Two location options are being examined: downtown Vancouver or the SFU Burnaby campus.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 932
Start: Early 2005
Finish: Early 2006
Last Update: Jun 2004

Burnaby

Burnaby Lake Rejuvenation Project
City of Burnaby Ph: (604) 294-7944
Removal of approx 400,000 cubic metres of sediment from Burnaby Lake to allow creation of an international standard rowing course (2,170 m long). Received Environmental Assessment Act approval. In discussions with province regarding funding.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2002
Project ID: 821
Start: Late 2005
Finish: Summer 2006
Last Update: Mar 2004

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Burnaby

Metrotower III
Ivanhoe Cambridge Ph: (604) 438-4710
Proposed 350,000 to 425,000 sq ft tower adjacent to Metrotowers I and II. Preleasing underway and major tenant being sought. No further development expected before 2005.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 1998
Project ID: 421
Start: 2005
Finish: 2007
Last Update: Mar 2004

Chilliwack

Chipmunk Ridge Resort and Condominium Development
Resorts West Ph: 1-800-541-9378
Proposed single-family subdivision of 200 parcels in the Eastern Hillsides, including homes and townhomes for a total of over 700 units. There are tentative plans for a tram up the adjacent mountain, as well as hotels, restaurants, and golfing facilities. The recently rezoned parcel requires servicing. Website: www.chilliwackpartners.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2003
Project ID: 1002
Start: Summer 2005
Finish: 2009
Last Update: Jun 2004

Cloverdale

Trades and Technology Centre of Kwantlen University College
Province of British Columbia / Kwantlen University College Ph: (604) 599-2973
A proposed 17,203 sq m, 1- and 2-storey building to accommodate at least 900 students with facilities focusing on industry training and applied programs. Development permits have been applied for.

Status: Proposed
Est. Cost ($ million): 42
First Entry: Jun 2004
Project ID: 1148
Start: Spring 2005
Finish: Sep 2006
Last Update: Sep 2004

Coquitlam

Obelisk Condominium Tower
Henderson Development (Canada) Ltd. Ph: (604) 689-8898
A proposed 35-storey condominium tower containing 288 units to be located at Pinetree Way and Lincoln Ave. Additional amenities include a fitness centre, media room, multi-function room, and steam room. Website: www.obeliskliving.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2004
Project ID: 1207
Start: Late 2004
Finish: Early 2007
Last Update: Sep 2004

Coquitlam

Burke Mountain Secondary School
School District 43 (Coquitlam) Ph: (604) 939-9201
A new school with capacity for 1,200 students in a 11,770 sq m space, while retaining the existing gymnasium. Feasibility study underway to acquire a site. Funding approved.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1154
Start: Summer 2005
Finish: Fall 2006
Last Update: Jun 2004

Coquitlam

Great Canadian Casino Expansion
Great Canadian Casino Ph: (604) 927-3400 (City of Coquitlam)
Great Canadian Casino is planning an expansion to its existing facility to include a show lounge, a 13,000 sq ft convention centre, as well as 300 additional slot machines. A public hearing on the project was held on Jun 24, 2004. An application for an amendment to the OCP and rezoning have been approved. Preloading is currently underway.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1011
Start: Fall 2004
Finish: Spring 2005
Last Update: Sep 2004

Coquitlam

Gateway Project - North Fraser Perimeter Road
BC Ministry of Transportation Ph: (604) 453-3028
Proposed route to provide improved trucking and vehicle route. The NFPR would include the north end of the Queensborough Bridge along Front, Columbia and Brunette in New Westminster, with an extended United Boulevard through Coquitlam to connect to the Mary Hill Bypass, across a new Pitt River Bridge and along Hwy 7 to the north end of the New Fraser River Crossing. Planning is underway.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2003
Project ID: 938
Start: Spring 2005
Finish: 2007
Last Update: Sep 2004

Coquitlam

Glen Drive Residential/ Commercial Development
Pacific Glen Land View Ph: (604) 731-3391
A proposed 20-storey, 230,000 sq ft, high-density residential complex with a 4-storey, 10,500 sq ft commercial space building at 2957 Glen Dr. Two structures from previous phases are completed. The third structure and tower had a development permit, but it has expired. Project may be reactivated.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 177
Start: Jun 2005
Finish: Summer 2006
Last Update: Sep 2004

Delta

Roberts Bank Container Expansion Program Terminal 2 and Deltaport 3rd Berth
Vancouver Port Authority Ph: (604) 665-9000
A proposed container expansion program at Roberts Bank consists of two projects: Terminal 2 and the Deltaport Terminal Expansion. Terminal 2 is a new container port at Roberts Bank, which involves filling and dredging, and would be located adjacent to the existing Deltaport Container Terminal. The Deltaport Terminal Expansion project involves constructing a third berth, and the preferred site of the U-shaped design is in front of the current footprint of the terminal on the south side. Environmental Assessment Act application for Deltaport is expected to be submitted in Nov 2004. Undertaking consultations with local communities and First Nations. Website: www.portvancouver.com

Status: Proposed
Est. Cost ($ million): 925
First Entry: Dec 2002
Project ID: 863
Start: Late 2005
Finish: Summer 2010
Last Update: Sep 2004

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Harrison Lake

Harrison Highlands Resort and Residential Development
NewGen Harrison Development Inc. Ph: (604) 734-3113 (Architect)
Proposed resort community to include 350 residences in a variety of lodge suites, six-plex suites, chalets, and cottages on 90 acres at Mount Woodside outside of Harrison Lake. Project will be built in phases. Phase 1 includes the Woodside Village lodge, which will contain a conference centre, spa and swimming pools, and 100 units of housing. This phase is expected to complete in Jul 2006. Architects: Pelman & Associates/CHP Architects. Website: www.harrisonhighlands.ca

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1192
Start: Spring 2005
Finish: 2009
Last Update: Sep 2004

Langley

200th Street Commercial Facilities
Grosvenor International Canada Ltd. Ph: (604) 683-1141
Retail and commercial facilities on the 48 acres near the 200th St highway interchange. Land is divided into 6 lots and construction on a 30,000 sq ft commercial facility is expected to begin in late 2004. See Project #085 for description of 200th Street Interchange construction.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1137
Start: Late 2004
Finish: Fall 2006
Last Update: Jun 2004

Langley

Fraser River Bridge Crossing -Golden Ears
TransLink Ph: (604) 453-4500
Planned new crossing, with an expected six lanes, of the Fraser River to link Surrey-Langley on the south side with Maple Ridge-Pitt Meadows on the north side of the river. Included in the proposed design is the Abernethy Connector in Maple Ridge. Environmental Assessment Act approval was given in Summer 2004. Requests for Qualifications responses were submitted Dec 16, 2003 and proposals from three short-listed proponents were requested in Mar 2004. Request for Proposals is expected to be issued to three consortia, Gateway Constructors, Fraser River Valley Constructors and RiverLink, in early Fall 2004 with the winning bid expected in Spring 2005. Project has been delayed for six months until the fall session of the legislature. The name of the bridge, "Golden Ears Bridge" was decided on in July 2004. An agreement was signed between TransLink and the Katzie First Nation in mid-Sep 2004 regarding a compensation package for the band, as the bridge will be located near three of the band's reserves. Website: www.translink.bc.ca/frasercrossing

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Project ID: 873
Start: Late 2005
Finish: 2008
Last Update: Sep 2004

Langley

Village at Fort Langley Mixed Use Development
Interfor Ph: (604) 879-9940
Development on the 78 acre Interfor mill site on Glover Rd. Initial proposals included 390 housing units, a 90-room hotel and recreational facilities. Interfor is currently considering a number of proposals in response to their RFP.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Sep 2002
Project ID: 833
Start: Fall 2005
Finish: 2008
Last Update: Sep 2004

Lillooet region

Cayoosh Ski Resort
NGR Resorts Inc. Ph: (250) 578-6941
Proposed four-season, 14,000-unit mountain tourism resort development between Pemberton and Lillooet. Estimated 670 construction jobs and 3,600 operating jobs. Environmental Assessment Act approval granted. Further planning work includes a ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval-in-principle to develop and operate. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will start.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 1997
Project ID: 86
Start: ?
Finish: ?
Last Update: Jun 2004

New Westminster

New Westminster Secondary School and Residential Development
School District 40 (New Westminster) Ph: (604) 517-6285
A proposed new 3-storey high school and a middle school with plans for three 25-storey residential towers. Construction on the high school is expected to begin in Jun 2005 with completion in time for operation in Sep 2007. The middle school is expected to complete in Sep 2009. Rezoning is required, and the application is under review.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2004
Project ID: 1162
Start: Jun 2005
Finish: Fall 2009
Last Update: Sep 2004

New Westminster

Royal City Christian Centre Seniors Care Facility
Canbrit Developments Ltd. Ph: (604) 669-6002 (Architect)
A proposed 144-unit seniors congregate care residence in a 4-storey building to be built near the Royal City Christian Centre on heritage land. Plans include a personal studio, library and dining room, as well as upgrades to the heritage church on site. The Heritage Advisory Committee has approved the project. A public hearing will be held on Oct 4, 2004. Architect: Rositch Hemphill Architects.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1161
Start: Spring 2005
Finish: Fall 2006
Last Update: Sep 2004

New Westminster

Central Station Development - 822 Carnarvon Street
Degelder Project Management Ltd. Ph: (604) 688-1515
Proposed development to include 375 housing units and 4 live-work units adjacent to the New Westminster SkyTrain station. Phase 1 includes plans for two buildings that rise 320 and 292 feet above street level. A variance regarding the height of the Phase 1 buildings was approved. Architect: Stantec Architecture Ltd.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2004
Project ID: 1139
Start: Late 2004
Finish: 2008
Last Update: Sep 2004

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New Westminster

New Westminster Casino Development
Gateway Casinos Ltd Ph: (604) 527-4532 (City of New Westminster)
A proposed destination-style casino complex to replace New Westminster's existing riverboat casino. Project will be built in four phases. Plans include a new facility at 350 Gifford St to include 600 slot machines, a restaurant, and sports bar, and two 200-room hotels. New Westminster council approved the project but consulting with other affected municipalities is ongoing. Richmond council requested further consultations. Delta council requested information on the potential impact of traffic to Annacis Island and the Queensborough Bridge. Rezoning and design have been approved, but a building permit application had not been submitted as of Sep 2004.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1149
Start: Fall 2004
Finish: 2008
Last Update: Sep 2004

New Westminster

Residential Development - Saint Mary's Hospital Site
Bosa Development Corp. Ph: (604) 294-0666
A proposed residential development on the site of Saint Mary's Hospital, to include 400 units in two high-rises and low-rise buildings. The site was purchased from the Sisters of Providence in May 2004.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1134
Start: Summer 2006
Finish: Fall 2007
Last Update: Sep 2004

New Westminster

Residential Tower - 611 Carnarvon Street
ONNI Developments Ph: (604) 602-7711
Proposed 142-unit apartment high-rise at 611 Carnarvon St with approx 36,000 sq ft of commercial space. Development permits have been issued.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2003
Project ID: 937
Start: Late 2004
Finish: Fall 2005
Last Update: Jun 2004

New Westminster

Victoria Hill Community
ONNI Developments Ph: (250) 952-8500
A planned community on approx 65 acres on the former Woodlands site, including two 4-storey townhomes, two 16-storey high-rises, a 19- and 22-storey high-rise and other lower buildings. The development will contain 1,270 residential units and 280 senior residences on McBride Blvd and Carnarvon St. Phase 1 includes a 5-storey condominium low-rise building, 3-storey townhomes, and a 19- and 22-storey high-rise. Rezoning has been approved and BC Buildings Corp sold the property to Onni Developments which is expected to begin construction in Fall 2004 with 20,000 sq ft of commercial space and 2 high-rise towers. Development permits have been approved for a low-rise and two high-rises in Phase 1.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2002
Project ID: 838
Start: Fall 2004
Finish: 2007
Last Update: Sep 2004

New Westminster

Waterfront Development Complex
Larco Investments Ltd. Ph: (604) 925-2700
Proposed five-tower and townhouse complex on the 600 to 700 block Front St totalling 900,000 sq ft includes a 45,000 sq ft, $18-million Fraser River Discovery Centre which has conceptual planning underway. Project was on hold, but is reactivating with some changes to the original plan. Current plan includes five towers to provide 911 housing units, a podium for off-street parking and a wider waterfront esplanade. Rezoning is required. A second public open house was held on Sep 18, 2004.

Status: Proposed
Est. Cost ($ million): 125
First Entry: Dec 1997
Project ID: 94
Start: ?
Finish: ?
Last Update: Sep 2004

North Vancouver

Lynn Valley Library and Town Centre Project
Lynn Valley Community
Ph: (604) 987-7131 (District of North Vancouver)
A proposed development to include a new 35,000 sq ft library, with full computer and internet technology, 40,000 sq ft of commercial space, a public plaza, daycare centre and underground parking at the corner of Lynn Valley Rd and Mountain Hwy. Plans also include two residential towers. Funding approved at special council meeting Aug 31, 2004. Architect: Henriquez & Partners.

Status: Proposed
Est. Cost ($ million): 28
First Entry: Jun 2004
Project ID: 1126
Start: Spring 2005
Finish: Fall 2006
Last Update: Sep 2004

North Vancouver

Northwoods Business Park
GWL Realty Advisors Ltd. Ph: (604) 713-6450
24 acre business park to be constructed in four phases totalling up to 400,000 sq ft. Land clearing has begun for the first phase, a 70,000 sq ft build-to-suit light industrial building. Development permits had not been applied for as of late Sep 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1100
Start: Fall 2004
Finish: Spring 2006
Last Update: Sep 2004

North Vancouver

879 Marine Drive Village
Overwaitea Foods/Westbank Ph: (604) 684-5446 (Architect)
Proposed new village to include multi-family housing and commercial space at 879 Marine Dr. Workshop held Mar 1, 2004 and city staff are commenting on the proposal. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1071
Start: ?
Finish: ?
Last Update: Jun 2004

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North Vancouver

Foot of Lonsdale Development
North Vancouver City Ph: (604) 985-7761
The Foot of Lonsdale Planning Study conducted by Busby & Associates suggests a new pier with floating commercial uses be connected to the Lonsdale Quay, as well as an enhanced pedestrian connection between Lonsdale Quay and Lonsdale Ave and a mixed-use building. Public consultation will be held to resolve development issues at this location known as Site 8. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 964
Start: ?
Finish: ?
Last Update: Sep 2004

North Vancouver

Residential and Commercial Complex - 879 Marine Drive
Jim Pattison Group Ph: (604) 689-3040
Two residential towers and a Save-On-Foods store to be located at the existing Ford dealership near Capilano mall. Rezoning for a shopping mall was completed by the previous owner, however, zoning will be required for a residential component.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2002
Project ID: 826
Start: Fall 2005
Finish: Spring 2007
Last Update: Sep 2004

Pemberton

Ryan River Hydro Project
Ryan River Joint Venture Ph: (604) 683-8271
Proposed run-of-river hydroelectric power project on the Ryan River approx 7 km north of Pemberton. Project is a joint venture between Summit Power and Ledcor Power. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005. Proceeding with Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Project ID: 867
Start: Spring 2007
Finish: Spring 2009
Last Update: Sep 2004

Pemberton

Mkw'alts (Ure) Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 49 MW run-of-river hydroelectric project near Mount Currie. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Completing environmental approvals. Rezoning required.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2002
Project ID: 805
Start: Fall 2005
Finish: Late 2006
Last Update: Sep 2004

Pemberton Region

South Meager Creek Geothermal Project
Western GeoPower Corporation Ph: (604) 662-3338
A proposed 100 MW geothermal electric power plant located 55 km northwest of Pemberton. Project is in pre-application stage of the Environmental Assessment process and is expected to submit a formal application in Jan 2005. Website: www.geopower.ca

Status: Proposed
Est. Cost ($ million): 276
First Entry: Sep 2004
Project ID: 1206
Start: Aug 2005
Finish: Summer 2007
Last Update: Sep 2004

Pitt Meadows

Airport Industrial Park -South Harris Business Park
Pitt Meadows Airport Ph: (604) 465-8977
A 65 acre industrial park is intended to be developed at the site currently known as the airport lands. The land is currently in the rezoning process.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 1007
Start: ?
Finish: ?
Last Update: Sep 2004

Port Coquitlam

Coast Meridian Overpass
TransLink Ph: (604) 453-4575
A proposed bridge to span the CP Railyards would be a medium-span, two-lane bridge that includes pedestrian and cyclist lanes.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 842
Start: Late 2004
Finish: 2006
Last Update: Mar 2004

Port Coquitlam

Dominion Triangle Commercial Park
TownLine Developments Ph: (604) 276-8823
Proposed development west of the Pitt River between Dominion St and Loughheed Hwy of 600,000 to 900,000 sq ft of commercial and retail space in several buildings. Rezoning is required for much of the land.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2001
Project ID: 748
Start: Spring 2005
Finish: Early 2010
Last Update: Mar 2004

Port Moody

Port Moody Recreation Centre Upgrade
ONNI Developments/Bosa Development Corporation
Ph: (604) 469-4500
Upgrades to Port Moody's recreation centre include the addition of a second, Olympic size ice rink, weight room, aerobics studio, stadium with indoor running track, and tennis courts. Geotechnical tests and land surveys have been completed. Project is in the process of seeking a grant.

Status: Proposed
Est. Cost ($ million): 18
First Entry: Jun 2004
Project ID: 1101
Start: Fall 2004
Finish: Summer 2005
Last Update: Sep 2004

Port Moody

Klahanie Residential
Polygon Homes Ltd Ph: (604) 877-1131
Proposed 1,025-unit development on 27 acres including townhomes, apartments, concrete high-rises, as well as commercial and recreational facilities near Rocky Point recreation area. Project will be completed in phases. Concept design has been approved. Pre-construction sales began on Phase 1, Inglenook, in Summer 2004. Phase 2 is called Indigo.

Status: Proposed
Est. Cost ($ million): 225
First Entry: Mar 2003
Project ID: 385
Start: Fall 2004
Finish: 2010
Last Update: Sep 2004

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Powell River

East Toba River and Montrose Creek Hydroelectric Projects
Plutonic Power Corp Ph: (604) 669-4999
This proposed projects consist of the East Toba River 119 MW hydroelectric project and Montrose Creek 50 MW hydrolectric project and a 230 Kv transmission line extending from Saltery Bay near Powell River to connect the two projects.

Status: Proposed
Est. Cost ($ million): 255
First Entry: Sep 2004
Project ID: 1218
Start: ?
Finish: ?
Last Update: Sep 2004

Richmond

Waterstone Pier Development
Legacy Park Lands Ltd. Ph: (604) 241-4441
Proposed development to be built in three phases. Plans include three 4-storey condominium buildings for a total of 144-units, a 4-storey rental building containing 67-units, and a 4-storey athletes dormitory building, which will also contain commercial space, is in the design phase. Additional amenities include a walkway, floating dock, and gangway. Site improvements are underway. Architect: Hotson Bakker Boniface Haden Architects. Website: www.waterstonepier.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1181
Start: Oct 2004
Finish: Fall 2007
Last Update: Sep 2004

Richmond

ModaLink Terminal Expansion Phase 2
ModaLink Ph: (604) 926-8631
The second phase (Phase 1 was completed in Feb 2004) expansion of the container handling yard will add another 250,000 sq ft warehouse, expand the existing 85 acre terminal yard by 13 acres, and expand the rail line between the warehouses. Project will be built on a build-to-suit basis.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1112
Start: Fall 2004
Finish: Spring 2006
Last Update: Sep 2004

Richmond

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
An application has been made to rezone a 17 acre site at the northeast corner of Alderbridge Way and Garden City Rd to allow construction of a 200,000 sq ft mall, of which 129,000 sq ft would be occupied by Wal-Mart.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1015
Start: Summer 2005
Finish: Spring 2006
Last Update: Sep 2004

Richmond

Olympic Games - Speed Skating Oval
VANOC/City of Richmond Ph: (604) 408-2010
Development of a new $124 million, 34,000 sq m long track speed skating oval which can be used after the Olympics for two hockey rinks, sporting events and trade shows. Project will be located along the Fraser River between No. 2 Rd Bridge and Dinsmore Bridge, and includes a $19 million City Centre Waterfront Park. Proposals were heard from both SFU and the City of Richmond in early Aug, with a unanimous decision made by VANOC on Aug 17, 2004 to award the oval to the City of Richmond. 10 firms submitted Expressions of Interest by the Sep 10, 2004 deadline to construct the speed-skating oval.

Status: Proposed
Est. Cost ($ million): 155
First Entry: Mar 2003
Project ID: 910
Start: Jul 2005
Finish: Oct 2007
Last Update: Sep 2004

Richmond

RAV Rapid Transit to Vancouver Airport - (Canada Line)
RAV Project Management Ltd. (RAVCO) Ph: (604) 484-7287
Proposed 19.5 km long rail rapid transit line between Richmond, the Vancouver International Airport, downtown Vancouver (RAV) along Cambie St, including up to 19 stations. The transit line will use advanced-rapid-transit technology (ART). Two of the three groups expressing interest in the private/public project were selected and agreed to proceed to the best and final offer stage: RAVxpress, and SNC Lavalin/Serco Group Inc. These offers were submitted Sep 27, 2004 and will be made public at the end of the evaluation period, likely in November. Website: ravprapidtransit.com

Status: Proposed
Est. Cost ($ million): 1600
First Entry: Mar 2003
Project ID: 914
Start: Summer 2005
Finish: Nov 2009
Last Update: Sep 2004

Richmond

Richmond Trade and Exhibition Centre
PavCo Ph: (604) 821-5470
Proposed 400,000 sq ft exhibition and trade centre. Target market will be large international trade and consumer exhibitions. Site chosen is bordered by Alderbridge Way, Garden City Rd and Westminster Hwy. Lands are planned to be transferred from Federal ownership to the City of Richmond and the Musqueam Indian band. A case in the Federal Court of Appeal is to be heard in Fall 2004 between the federal government and the Musqueam band over a January decision, in favour of the Musqueam band, to prevent the transfer of federally owned land to the City of Richmond before the Musqueam land claims are settled. Building was initially to include the $15 million, 30,000 sq m 2010 Olympic's International Broadcast Centre, but the Vancouver Olympic Committee decided to relocate it to the Vancouver Exhibition and Convention Centre due to this uncertainty. Project is still seeking financing.

Status: Proposed
Est. Cost ($ million): 69
First Entry: Mar 1998
Project ID: 349
Start: 2007
Finish: Early 2008
Last Update: Jun 2004

Sechelt

Bear Hydro Project
Regional Power Inc. Ph: (416) 593-4717
Proposed approx 16 MW run-of-river hydroelectric power project on Bear Creek near Sechelt. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Development permit has been submitted to LWBC. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 868

Start: Spring 2005
Finish: Late 2006
Last Update: Jun 2004

Squamish

Squamish Downtown Waterfront
District of Squamish Ph: (604) 815-5002
Plans to revitalize the downtown of Squamish will include former BC Rail lands transferred to the City Nov 2003. Conceptual plans include a waterfront hotel and convention centre, arts centre, market, marina, passenger ferry terminal, small cruise-ship terminal and light industrial/transportation. Public consultation during Dec 2003 led to a detailed design concept in Apr 2004 with an anticipated start in Spring 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2003
Project ID: 1033

Start: Spring 2005
Finish: 2007
Last Update: Jun 2004

Squamish

Ashlu Creek Hydroelectric Project
Ledcor Power Inc. Ph: (450) 928-2550
Proposed 230 GWh run-of-river hydroelectric development on 5.4 km of Ashlu Creek. Permits and approvals are being sought, and rezoning is required. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. The project is obtaining final approvals. Canadian Coast Guard will decide by late Dec 2004 whether to grant a permit for the project.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Dec 2000
Project ID: 715

Start: Spring 2005
Finish: Late 2006
Last Update: Sep 2004

Squamish

Garibaldi at Squamish Ski Resort
Garibaldi at Squamish Ski Inc. Ph: (604) 892-5539
Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600 ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, approx 2,400 dwellings (single- and multi-family) and 1,500 hotel rooms. The Garibaldi Springs Resort Hotel will contain 110-suites, a restaurant, bar, meeting and event space, fitness room, pool and jacuzzi. Master Plan was submitted April 25, 2003 for provincial approval. Required documents for Environmental Assessment Act review were submitted in time for the extended deadline of Jun 30, 2004. Website: www.garibaldiatsquamish.com/

Status: Proposed
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 119

Start: Summer 2006
Finish: 2010
Last Update: Sep 2004

Surrey

North Surrey Auto Mall
Jim Pattison Auto Group Ph: (250) 386-3516
A proposed destination auto mall on an 18.8 acre site between Guildford Dr and the TransCanada Hwy. Mall will have 7 dealerships, including a Toyota, Hyundai and Volvo dealership. Road work is underway, with construction expected to start in early 2005.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Sep 2004
Project ID: 1191

Start: Early 2005
Finish: Fall 2006
Last Update: Sep 2004

Surrey

Surrey High School
School District 36 (Surrey) Ph: (604) 596-7733
A new high school in Surrey will be built on the former Surrey Traditional School site and have the capacity for 1,100 students. Currently in the design stage.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1189

Start: Summer 2005
Finish: Summer 2006
Last Update: Sep 2004

Surrey

Anndale Village Shopping Centre
Chandler Development Group Ph: (604) 591-4441 (City of Surrey)
The Anndale Village shopping mall located at Barnston Dr and 176 St will include 182,000 sq ft, 60 retailers, and be anchored by Thrifty's foods. A development permit had been issued, but changes were made to the project and a new permit is expected to be issued in Oct 2004.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Sep 2003
Project ID: 978

Start: Late 2004
Finish: Spring 2005
Last Update: Sep 2004

Surrey

Border Infrastructure Project - Highway 10
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to Hwy 10 to four-lane the segment between 122nd and 172nd St. Design contract for Hwy 10 was awarded to the UMA Group. Tender for Hwy 10 was issued in Summer 2004 and construction is expected to start in the Fall.

Status: Proposed
Est. Cost ($ million): 42
First Entry: Mar 2003
Project ID: 917

Start: Fall 2004
Finish: Late 2007
Last Update: Sep 2004

Surrey

Campbell Heights Business Park
Campbell Heights Group Ph: (604) 687-1520
Project comprises approx 798 ha (1,971 acres) of land located south of 44 Ave, east of 186 St, north of 18 Ave and west of the Surrey/Langley border (196 St). The plan includes high-technology, research, office and business park uses. The City of Surrey is currently completing the planning stage for the area.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2002
Project ID: 831

Start: Summer 2005
Finish: 2009
Last Update: Jun 2004

British Columbia Major Projects Inventory
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Surrey

Hotel/Commercial and Residential Development
Owners Rep: Goddard & Smith International Ph: (604) 691-6682
Hotel (6,700 sq m), commercial complex (6,400 sq m) and residential units (70 to 72) to be built in three phases at 176 St and 2nd Ave. Initial development approval by Surrey was rescinded. New proposal will likely include retail, a pub, and hotel. Zoning is in place, but project needs subdivision approval.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Jun 2000
Project ID: 662
Start: Late 2004
Finish: Early 2007
Last Update: Sep 2004

Surrey/Delta

Gateway Project - South Fraser Perimeter Road
BC Ministry of Transportation Ph: (250) 356-1566
Proposed route to provide improved trucking and vehicle route to connect the Delta Port, Fraser Port, and CN Rail Intermodal facilities would involve a limited access four-lane, 20 km expressway to link Hwy 1 with the Tssawassen ferry terminal and the US Border. Construction to take place over 5 years. Planning and local consultations are underway. RFP expected in Fall 2005. Website: www.gov.bc.ca/tran (see Highway Projects)

Status: Proposed
Est. Cost ($ million): 401
First Entry: Sep 1998
Project ID: 449
Start: Spring 2006
Finish: Summer 2008
Last Update: Sep 2004

Tipella

Douglas Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project may be submitted for the next BC Hydro call for green power, expected in late 2004/2005. Major approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2002
Project ID: 806
Start: Fall 2005
Finish: Spring 2007
Last Update: Sep 2004

Tipella

Fire Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005. Major environmental approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2002
Project ID: 807
Start: Fall 2005
Finish: Spring 2007
Last Update: Sep 2004

Tipella

Stokke Creek Water Power Project
Cloudworks Energy LP Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project may be submitted for the next BC Hydro call for green power, expected in late 2004/2005. Major environmental approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Mar 2002
Project ID: 808
Start: Fall 2005
Finish: Spring 2007
Last Update: Sep 2004

Vancouver

ICORD Spinal Cord Research Centre
UBC/Vancouver Coastal Health Authority/
Rick Hansen Man in Motion Foundation Ph: (604) 707-0377 (VCHA)
Proposed development to become the world's largest spinal cord research centre (International Collaboration on Repair Discoveries - ICORD) located near Willow St and 10th Ave. The federal and provincial governments have promised nearly $13 million towards construction of the project.

Status: Proposed
Est. Cost ($ million): 43
First Entry: Sep 2004
Project ID: 1212
Start: Early 2005
Finish: Late 2006
Last Update: Sep 2004

Vancouver

L'Hermitage Condominium Tower
Millenium Development Corporation Ph: (604) 688-2300
A proposed 29-storey condominium tower located at the corner of Robson and Richards. Tower will contain 233 residential units, 29 hotel units and a walkway to the adjacent Westin Grande hotel. Plans also include 52,000 sq ft of retail space on two levels, including a grocer, and 46 self-contained units of non-market housing on the site of the Passlin Hotel at 746 Richards St.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Sep 2004
Project ID: 1193
Start: Late 2004
Finish: Fall 2006
Last Update: Sep 2004

Vancouver

Qube Condominiums
Anthem Properties Ph: (604) 689-3040
Renovation of an existing building at 1333 W. Georgia St to include 180 condominiums in a 15-storey building. The lobby occupies the first three storeys, and the condos are on the twelve storeys above. Architect: Musson Cattell Mackey Partnership. Website: www.qubeliving.com

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1180
Start: Nov 2004
Finish: Summer 2005
Last Update: Sep 2004

Vancouver

Tribeca Lofts Residential Development
Chandler Development Group Ph: (604) 692-0111
53 lofts and townhouses in an 8-storey building located at 988 Richards near the corner of Nelson St. Plans also include a 2,500 sq ft courtyard. Architect: Hancock Bruckner Eng & Wright. Website: www.tribecaloftsyaletown.com

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1208
Start: Nov 2004
Finish: Feb 2006
Last Update: Sep 2004

Vancouver

898 Seymour Mixed Use Development
Sol Terra Developments Ph: (604) 731-9053 (Owner's Representative)
Proposed two residential towers, commercial space and parking at grade, bounded by Seymour, Richards and Smithe Streets. Rezoning application is under review.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1158
Start: ?
Finish: ?
Last Update: Sep 2004

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Vancouver

Olive Condominiums
Cressey Development Corp. Ph: (604) 683-1256
A proposed condominium at the corner of Cambie and 16th Ave. Plans include a 20,000 sq ft Capers Community Market on the ground floor, which is scheduled to open late 2005.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1121
Start: Fall 2004
Finish: Spring 2006
Last Update: Jun 2004

Vancouver

Shangri-La Hotel and Development
Shangri-La Hotels and Resorts/Westbank Projects/Peterson Investment Group Ph: (604) 873-4333 (Architect)
A proposed 60-storey, 642 ft high commercial and residential tower at 1120 Georgia St will be the tallest building in Vancouver. First 15 floors will be occupied by a 120-room luxury Shangri-La hotel. Additional amenities in the hotel include a 5,500 sq ft fitness centre, 6,500 sq ft spa, large swimming pool, three restaurants, business centre, library, multi-media screening room, Vancouver Art Gallery Public Art Site and outdoor pool. Floors 16 to 42 will include 227 live-work units, floors 43-59 will have 66 estate suites, and the 60th floor will be a penthouse. Architect: James K. M. Cheng Architects Inc. Website: www.livingshangri-la.com

Status: Proposed
Est. Cost ($ million): 350
First Entry: Jun 2004
Project ID: 1138
Start: Early 2005
Finish: 2008
Last Update: Sep 2004

Vancouver

Skyline on Broadway - 1125 West Broadway
Leeda Developments Group/First Western Developments Ltd. Ph: (604) 737-1623
A proposed 10-storey concrete condominium building containing 44 units located at 1125 W. Broadway. Architect: W.T. Leung Architects. Website: www.skylinecondos.ca

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1127
Start: Fall 2004
Finish: Dec 2005
Last Update: Sep 2004

Vancouver

TransLink Transit Centre
TransLink Ph: (604) 453-4500
Relocation of TransLink's transit centre to a 17 acre property know as the Eburne lands at 9149 Hudson St to include a new facility for bus maintenance and storage. Project is currently being re-tendered in hopes to attract lower bids than the initial tender.

Status: Proposed
Est. Cost ($ million): 66
First Entry: Jun 2004
Project ID: 1136
Start: Late 2004
Finish: Early 2006
Last Update: Sep 2004

Vancouver

UBC - Centre for Interactive Research on Sustainability
UBC, SFU, BCIT, & Emily Carr Institute Ph: (604) 822-2287
A proposed 3-storey, 120,000 sq ft building on the Great Northern Way Campus to demonstrate environmentally sustainable technologies, such as hydrogen cell technology and solar panels. A schematic design for the building is expected to begin in Fall 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1106
Start: Late 2004
Finish: Summer 2006
Last Update: Sep 2004

Vancouver

Virtu Residential Development
Amacon Ph: (604) 602-7700
A proposed 11-storey, 63-unit boutique residential development, including 6 townhomes, located at 1650 W. 7th Ave. Additional amenities include a gallery, studio, lounge and fitness facilities. Architect: Larry Doyle Architects. Website: www.virtu.ca

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1142
Start: Fall 2004
Finish: Spring 2006
Last Update: Sep 2004

Vancouver

1082 Seymour Street Mixed Use Tower
EL & EL Invenstments Ph: (604) 733-3100 (Architect)
Proposed 19-storey, 181-unit mixed use tower completed review with the Urban Design Panel. Architect: Lawrence Doyle Architects.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Mar 2004
Project ID: 1096
Start: Early 2005
Finish: Summer 2006
Last Update: Sep 2004

Vancouver

1205 West Hastings Residential/Commercial Tower
Delta Land Development Ltd. Ph: (604) 685-6312 (Architect)
A 26,000 sq ft Urban Fare grocery store is being built at 1201 W. Hastings as part of a 30-storey residential tower, which includes four live-work townhouses and 136 condo units. Development permit has been approved. Architect: Downs Archambault + Partners Architects.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2004
Project ID: 1067
Start: Fall 2004
Finish: Spring 2006
Last Update: Sep 2004

Vancouver

540 Beatty Street Condominiums
Townline Group of Companies Ph: (604) 276-8823
70-unit condominium redevelopment on Beatty at Pender, is at the development permit review stage. Architects: Howard Bingham Hill Architects. Design consultant: Graham & deAraujo Design Studio.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2004
Project ID: 1061
Start: Late 2004
Finish: Fall 2005
Last Update: Jun 2004

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Vancouver

575 Bute (1200 West Pender) Mixed Use Tower
Mondiale Developments Ltd. Ph: (604) 683-4376 (Architect)
Proposed mixed use 33-storey tower containing 147-units located at 575 Bute St (1200 W. Pender). Urban Design Panel review is complete. Rezoning application has been submitted. Architect: Hancock Bruckner Eng & Wright.

Status: Proposed — Start: Fall 2005
Est. Cost ($ million): 50 — Finish: Spring 2007
First Entry: Mar 2004 — Last Update: Sep 2004
Project ID: 1094

Vancouver

901 Alberni (1900 West Georgia) Residential Tower
Prima Properties Ltd. Ph: (604) 683-4131 (Architect)
Proposed 22-storey, 76-unit residential tower completed review with the Urban Design Panel. Architect: Merrick Architecture.

Status: Proposed — Start: Summer 2005
Est. Cost ($ million): 30 — Finish: Fall 2006
First Entry: Mar 2004 — Last Update: Jun 2004
Project ID: 1095

Vancouver

1475 Howe St. Residential Live/Work Tower and Townhouses
Qualex Landmark Ph: (604) 731-9053
A proposed live/work 29-storey tower with adjacent townhouses is proposed for 1475 Howe St. The project was approved by the Urban Design Panel and an application has been submitted for a development permit. Architect: Brook Development Planning Inc.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 25 — Finish: Late 2007
First Entry: Dec 2003 — Last Update: Sep 2004
Project ID: 1042

Vancouver

2256 West Broadway Commercial/Residential Buildings
665428 BC Ltd. Ph: (604) 873-7135 (City of Vancouver)
Proposal for a London Drugs, grocery store, medical offices and residential units at 2256 W. Broadway (former ICBC site) went to public hearing Nov 2003. Development permit application is under review. Architect: Hancock Bruckner Eng & Wright.

Status: Proposed — Start: Early 2005
Est. Cost ($ million): 25 — Finish: 2006
First Entry: Dec 2003 — Last Update: Sep 2004
Project ID: 1045

Vancouver

728 Pacific Boulevard Residential Towers
Concord Pacific Ph: (604) 895-8249
The next neighbourhood to be developed in the North False Creek Area is adjacent to the Plaza of Nations and is currently being planned and reviewed by the Urban Design Panel. Architect: James K. M. Cheng Architects Inc.

Status: Proposed — Start: Late 2005
Est. Cost ($ million): 150 — Finish: 2009
First Entry: Dec 2003 — Last Update: Jun 2004
Project ID: 1050

Vancouver

Home Depot - West Broadway and Maple
Ph: (604) 873-7135 (City of Vancouver)
A proposal for a 72,000 sq ft Home Depot, grocery store, child-care centre and residential units at 2002 - 2084 W. Broadway (current IGA site). Site location is currently undergoing a neighbourhood policy review by the City. A public hearing was held in Jul 2004 to discuss whether to put a cap on the size of retail stores in the Broadway-Arbutus shopping area. Project has been prevented from proceeding by a Vancouver Council decision to impose a 10,000 sq ft size limit on retail establishments in an area of Kitsilano.

Status: Proposed — Start: ?
Est. Cost ($ million): 25 — Finish: ?
First Entry: Dec 2003 — Last Update: Sep 2004
Project ID: 1044

Vancouver

Residential High Rise - 788 Richards
Millenium Development Corporation Ph: (604) 688-2300
Millennium Development has recently purchased city-owned land at 788 Richards for the purpose of building a 29-storey mixed-use tower. Plans include residential housing, 4 levels of underground parking, commercial space and a hotel. A development permit is currently under review.

Status: Proposed — Start: Late 2004
Est. Cost ($ million): 25 — Finish: Summer 2006
First Entry: Dec 2003 — Last Update: Sep 2004
Project ID: 1022

Vancouver

Vancouver Community College Expansion - King Edward Campus
Vancouver Community College Ph: (604) 443-8319
Vancouver Community College Board wishes to add 685,000 sq ft to the King George Campus through a phased development. Funding has not yet been approved by the Ministry of Advanced Education. This project is very preliminary.

Status: Proposed — Start: ?
Est. Cost ($ million): 100 — Finish: ?
First Entry: Dec 2003 — Last Update: Sep 2004
Project ID: 1034

Vancouver

1299 Seymour Street Residential Tower
Cressey Seymour Development Ltd. Ph: (604) 683-1256
A preliminary development application was made in Sep 2003 to construct a 34-storey residential tower with a 4.5-storey townhouse plinth; to preserve and renovate the existing Liberty Building (1295 Seymour). A development permit application has been submitted and is under review. Architect: Paul Merrick Architects Ltd.

Status: Proposed — Start: Fall 2004
Est. Cost ($ million): 55 — Finish: Late 2005
First Entry: Sep 2003 — Last Update: Sep 2004
Project ID: 1019

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Vancouver

East Fraserlands Development
City of Vancouver/ParkLane Homes/WesGroup Income Properties
Ph: (604) 873-7276 (City of Vancouver)
The preliminary plans for this community on the Fraser River in Vancouver include a comprehensive neighbourhood for 9,500 people with a school, childcare facility, indoor recreation space, commercial space, parks and public open space. The 28 ha site is bounded by Marine Dr, Kerr St and Boundary Rd. Developers include ParkLane Homes and WesGroup Income Properties.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Sep 2003
Project ID: 989
Start: Spring 2006
Finish: 2026
Last Update: Mar 2004

Vancouver

Hastings Park Renovation and Casino
Great Canadian Gaming Corp. Ph: (604) 214-7777
Proposed renovation to Hastings Race Course and the addition of a casino with 600 slot machines. A public hearing on the project was held mid-July, and a decision was made by the City on July 21, 2004 to allow the slot machines. Slot machines will be located on the main floor of the racetrack in a 45,000 sq ft area separated from the horse races. Project may also include off-track betting/ teletheatres. Renovations would include building new stables and refurbishing the grandstands.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2003
Project ID: 1012
Start: Fall 2004
Finish: Summer 2005
Last Update: Sep 2004

Vancouver

King Edward Village - Kingsway and Knight Street
Tri-Power Developments Inc. Ph: (604) 669-6002 (Architect)
The proposed development at 1402 to 1436 Kingsway and 4050 Knight St (the old Safeway site) will provide 330-units included in four residential buildings of 16-, 12-, 8- and 6-storeys, and 10 townhomes. The commercial portion of the development will include 114,360 sq ft for a grocery store and at least one other anchor tenant. In addition, a 7,436 sq ft library will be built. Phase 1, 5- and 12-storey buildings with 206-units and 9 townhouses, has received Urban Design Panel support and will begin construction in Fall 2004. Architect: Rositch Hemphill & Associates. Website: www.kingedwardvillage.com

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2003
Project ID: 984
Start: Fall 2004
Finish: Fall 2006
Last Update: Sep 2004

Vancouver

Providence Legacy Project
Providence Health Care Ph: (604) 806-8566
Providence Health Care is proposing to renew its facilities in Vancouver by consolidating into a new 2 million sq ft hospital complex. The land for the facility, 17.2 acres of the False Creek Flats area, was purchased in Mar 2004. The consolidation would renew the acute care services of St. Paul's and Mount Saint Joseph hospitals, and allow for the redevelopment of Providence's elder-care facilities at Holy Family and St. Vincent's Heather hospital sites. Detailed site plans are underway, with a final proposal to the province expected in fall 2004. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Project ID: 993
Start: ?
Finish: ?
Last Update: Jun 2004

Vancouver

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
A Wal-Mart store on S.E. Marine Dr at Main St is in the design stage and is set to go before the Urban Design Panel in Fall 2004. The proposed Wal-Mart store is 131,400 sq ft and an additional 50,000 sq ft is proposed for other retail and restaurant space. Rezoning is expected to be approved in Fall 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 983
Start: Late 2005
Finish: Spring 2006
Last Update: Sep 2004

Vancouver

1120 West Georgia Tower
Westbank Projects Corp and Peterson Investment Group
Ph: (604) 873-4333 (Architect)
A 57-storey, hotel/live-work apartment tower at Georgia and Thurlow. The 600 ft building design, to be the tallest building in Vancouver, received approval from the Urban Design panel in Jun 2003 and was the subject of a public hearing in Dec 2003. The Urban Design Panel approved the design. Rezoning has been approved. Architect: James K. M. Cheng Architects Inc.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2003
Project ID: 942
Start: Fall 2004
Finish: Fall 2006
Last Update: Jun 2004

Vancouver

Maritime Museum - False Creek
Vancouver Maritime Museum Ph: (604) 257-8310
The proposed Maritime Museum of approx 75,000 sq ft is to be located in an undetermined site in southeast False Creek (previously planned for Coal Harbour). Currently in the preliminary planning stage, with a number of studies on going. Design is expected to be selected in 2005.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 944
Start: 2008
Finish: 2010
Last Update: Sep 2004

Vancouver

Mount Pleasant Community Centre
Vancouver City Ph: (604) 873-7135
Mount Pleasant Community Centre with gym, track, daycare, library, rental housing and underground parking is to be located at 1 Kingsway (near 7th and Main). Full development permit application, with responses to conditions, is currently under review and expected to be approved in Fall 2004. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2003
Project ID: 945
Start: Spring 2005
Finish: Early 2006
Last Update: Sep 2004

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Vancouver

Border Infrastructure Project - Highway 15
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes an upgrade of the Hwy 15 segment between 32nd Ave and 88th Ave to four lanes, intersection improvements, a bridge widening and rail overpass improvements. The design contract for Hwy 15 was awarded to Focus Corporation. Hwy 15 is divided into two rural sections and a central urban section through Cloverdale. Tender for preload of the Cloverdale section, which involves water main relocation and ditch relocation, will be issued in Fall 2004 with construction beginning soon afterwards. The rural sections pre-load tender was issued for the north section of Hwy 15 from 68A Ave to 88 Ave in Summer 2004 and a proponent is expected to be selected in mid-Oct 2004, with construction beginning shortly after. A Request for Proposals was issued in Summer 2004 for the twinning of the Roger Pierlet Bridge, which is a two-lane structure. A proponent will be selected in mid-Oct 2004.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2003
Project ID: 915
Start: Fall 2004
Finish: Late 2006
Last Update: Sep 2004

Vancouver

Olympic Games - E-COMM -Emergency Services and Communications Facility
VANOC Ph: (604) 408-2010
State-of-the-art facility for coordinating communications and emergency services during the Olympic Games. VANOC is preparing to start regular reporting on venue development.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 911
Start: May 2008
Finish: May 2009
Last Update: Jun 2004

Vancouver

Olympic Games - Hastings Park
VANOC Ph: (604) 408-2010
Renovations at the Hastings Park Pacific Coliseum for figure skating, short-track speed skating, the Agrodome for figure skating training, and installation of a new temporary facility for short-track speed skating training. Remaining facilities will be used for entertainment and community sport, culture and recreation purposes. VANOC is preparing to start regular reporting on venue development.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Mar 2003
Project ID: 905
Start: Sep 2007
Finish: May 2009
Last Update: Jun 2004

Vancouver

Olympic Games - Hillcrest Park Stadium Park
VANOC Ph: (604) 408-2010
Replacement of the existing Vancouver Curling Club with a new permanent community centre containing 10 to 12 ice sheets, 6,000 temporary spectator seats during the Olympic games, and will be converted after the Olympic games into curling sheets, a hockey arena, gymnasium and community centre. Currently in the design consultation phase.

Status: Proposed
Est. Cost ($ million): 27
First Entry: Mar 2003
Project ID: 904
Start: Jun 2007
Finish: Dec 2008
Last Update: Sep 2004

Vancouver

Olympic Games - University of British Columbia Winter Sport Centre
VANOC Ph: (604) 408-2010
New winter sport centre to replace the existing Thunderbird Sport Centre, to be built for ice hockey competitions and training. Three ice sheets would be built, sized for the competitions, and later for academic and recreation purposes at UBC. An Expression of Interest has been issued by the UBC Properties Trust, to be closed in late Sep 2004.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2003
Project ID: 909
Start: Aug 2005
Finish: Oct 2007
Last Update: Sep 2004

Vancouver

Olympic Games - Vancouver Olympic Village
Vancouver City Ph: (604) 408-2010
Development of accommodation facilities for 2,100 athletes and team officials on 6 ha in the False Creek area to include dining halls, polyclinics, training facilities, convenience stores and other amenities to support day-to-day living requirements. Permanent facilities include 56,700 sq m of rental housing and 3,300 sq m of commercial space. Design development process started Spring 2004 and is expected to conclude in Mar 2006. Contract negotiations to conclude in Mar 2007. Phase 1 construction of permanent facilities to be completed by Spring 2007 and final completion by Sep 2009. VANOC is preparing to start regular reporting on venue development.

Status: Proposed
Est. Cost ($ million): 162
First Entry: Mar 2003
Project ID: 912
Start: Spring 2006
Finish: Sep 2009
Last Update: Sep 2004

Vancouver

UBC - Integrated Biodiversity Laboratory
University of British Columbia Ph: (604) 731-3103
Proposed new building of 9,200 sq m to contain research laboratories and specialized processing and research facilities for unique world class specimen collections of plants, fish, insects, vertebrates, fungi and fossils, supporting research into habitat, species and ecosystems. To be located on the site adjacent to the Biological Sciences building. User group is currently developing functional and space programs with a consultant.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 896
Start: ?
Finish: ?
Last Update: Sep 2004

Vancouver

UBC - Museum of Anthropology
University of British Columbia Ph: (604) 822-2287
Expansion and enhancement of facilities for research and teaching. The feasibility study budget and project budget have been approved. Project has nearly completed its Schematic Design and is awaiting the North Campus Neighbourhood Plan approval. The current phasing plan is to continually occupy the Museum. Consultants selected include Arthur Erickson, Stantec Architecture Ltd. and Michael Lundholm.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Mar 2003
Project ID: 895
Start: Fall 2004
Finish: Nov 2007
Last Update: Sep 2004

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Vancouver

UBC - Student Housing
University of British Columbia Ph: (604) 822-2287
Single student housing development on the Food Sciences site (Marine Dr) to accommodate 2,000 to 2,500 graduate and undergraduate students. The master plan is complete and site analysis is proceeding. Project to be developed in two phases with approx 750 units in the first phase and 1,200 units in the second phase.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Mar 2003
Project ID: 890
Start: Fall 2004
Finish: Fall 2005
Last Update: Jun 2004

Vancouver

The Melville - 550 Bute
Amacon Developments Ph: (604) 688-0893 (Architect)
Plans are to construct a mixed-use development with a 40-storey residential tower (400 ft) containing 256-units, a small boutique hotel of 12-storeys and 60-units, as well as convert the top two floors of an existing 10-storey mixed-use/ parkade building from residential to commercial. Also included is a small retail component and public amenity space. Development permit board approved the project. Architect: Hewitt Tan Kwasnicky Architects Inc.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2002
Project ID: 796
Start: Fall 2004
Finish: Fall 2005
Last Update: Sep 2004

Vancouver

955 and 969 Burrard Street - Residential Tower and New YMCA
Concert Properties Ltd. and YMCA Ph: (604) 688-9460
A proposal for replacement of the Downtown YMCA site (955 Burrard St) includes a 44-storey, 300-unit high-rise condominium (proposed at the west end of the site, above the YMCA facility), and new 7,432 sq m YMCA facility, with the original heritage building on Burrard being preserved. Associated construction on the First Baptist Church site (969 Burrard St and 1017 -1045 Nelson St) include seismic upgrade and/or restoration and designation of the interior, construction of 1,858 sq m (20,000 sq ft) of new affordable rental housing, a 1,858 sq m (20,000 sq ft) community service facility, and a 16,722 sq m (180,000 sq ft) market residential building (24-storeys). Concert Properties purchased this property since the design was presented to City council. A revised plan submitted by Concert Properties was approved by the Urban Design panel. Public hearings will occur in Fall 2004. Architect: Stantec Architecture.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 2001
Project ID: 783
Start: Late 2005
Finish: Spring 2007
Last Update: Sep 2004

Vancouver

Amtrak Rail Improvements
Amtrak Ph: (800) 872-7245
Addition of a second train from Seattle to Vancouver to accommodate passenger demand which will require upgrades to the track and additional sidings on the Canadian portion. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Project ID: 761
Start: ?
Finish: ?
Last Update: Mar 2004

Vancouver

Convention Centre Hotel (Burrard Landing)
Marathon Developments Inc. Ph: (604) 683-1024
800-room hotel proposal linked to, but separate from, the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000 sq ft hotel at 299 Burrard received rezoning in early 2002. Meeting rooms will be 45,000 sq ft and there will be a 15,000 sq ft ballroom. Hotel would be part of the Burrard Landing area of Coal Harbour. Development permit is under review. Architect: Baker McGarva Hart Inc.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2001
Project ID: 735
Start: Early 2005
Finish: Fall 2007
Last Update: Sep 2004

Vancouver

Vancouver Trade and Convention Centre Expansion
Vancouver Convention Centre Expansion Project Ltd.
Ph: (604) 647-7203
Proposal for an expansion to the Vancouver Trade and Convention Centre at Coal Harbour includes a marina, amphitheatre, civic park and gardens, with a green roof consisting of grasses and drought tolerant plants. There will be a 250,000 sq ft exhibition hall, 83,000 sq ft meeting room, 50,000 sq ft ballroom, 12,000 sq ft signature room and a 1,500-seat, 124,000 sq ft lecture hall. The $15 million, 30,000 sq m 2010 Olympic's International Broadcast Centre has been relocated from the proposed Richmond Trade and Exhibition Centre to this location. Funding is in place and a request for proposals for a Facility Operations Consultant was issued in Summer 2004. Environmental approval has been granted and it is expected that construction will proceed in Fall 2004. Website: www.vanconex.com

Status: Proposed
Est. Cost ($ million): 565
First Entry: Mar 2000
Project ID: 162
Start: Oct 2004
Finish: July 2008
Last Update: Sep 2004

Vancouver

Main Street Residential Development
—Southeast False Creek Neighbourhood
Beedie Development Ph: (604) 637-3321
150 residential unit building at Main Street and East 1st Avenue as part of a mixed-use neighbourhood on 80 acres to include residences for 4500 to 7500 people.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Sep 1999
Project ID: 595
Start: ?
Finish: ?
Last Update: Sep 2004

Vancouver

Vancouver General Hospital Medical Technology Park
Vancouver Hospital and Sciences Centre Ph: (604) 875-5628
Proposed replacement of obsolete buildings to construct 700,000 sq ft of space for medical biotech companies over 20 years from Oak to Ash Streets between 10th and 12th Aves. Project has been approved by the Health Board. Construction of 500,000 sq ft to occur over first five years of project with remainder over 15 years. The power plant and nurses quarters projects have been approved by the Urban Design Panel, development permit applications have been submitted. Construction on the ambulatory centre is expected to begin in Fall 2004.

Status: Proposed
Est. Cost ($ million): 140
First Entry: Sep 1999
Project ID: 599
Start: Fall 2004
Finish: 2019
Last Update: Sep 2004

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Vancouver

Bentall V Project

Bentall Development Inc/OMERS Realty Corp. Ph: (604) 661-5000

Phase 2 of a 33-storey office-hotel tower of approx 630,000 sq ft, with retail and service amenities at street level and expansion of underground parking capacity at 550 Burrard St. Phase 1 is complete (22-storey office tower with ground floor retail and office space and 7-storeys below grade for a total of 436,000 sq ft with a temporary landscaped plaza, completed late 2002). Phase 2 is the remaining 11 storeys of the tower, 210,000 sq ft, the retail pavilion, and a permanent plaza. Architect: Musson Cattell Mackey Partnership.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 242
Start: Fall 2004
Finish: Fall 2006
Last Update: Jun 2004

Vancouver

International Village

Henderson Development Canada Ph: (604) 689-8898

Second stage of the International Village development at the northern end of the former Expo site just west of Chinatown, bound by Pender, Keefer, Abbot and Taylor Streets (500 Abbott St). Commercial space of 300,000 sq ft is offered and 160,000 sq ft of residential property. The commercial component (completed) features a Cinemark 12-screen movie theatre, food court, several restaurants, and a 23-storey tower which is complete. Two high-rises of 25- and 31-storeys and a 6-storey low-rise in the southeast quadrant of the site (600 Abbott - Firenze) have been issued development permits and will start construction in Fall 2004. Firenze has 457 units. Website: www.firenzeliving.com

Status: Proposed
Est. Cost ($ million): 400
First Entry: Dec 1997
Project ID: 210
Start: Fall 2004
Finish: Oct 2006
Last Update: Sep 2004

Vancouver

Woodward's Building Redevelopment

City of Vancouver Ph: (604) 871-6198

Proposed development plan to convert the department store at 101 W. Hastings, previously owned by Woodward's. Total floor area is 656,000 sq ft. Property owned by the Province of BC was sold to the City of Vancouver in Mar 2003. Three bidders were short listed, including a team consisting of Concert Properties and the Holborn Group, a team consisting of Westbank Projects and Peterson Investment Group, and Millennium Properties. Each proposal was required to contain a post-secondary component of either Simon Fraser University's School of Contemporary Arts or Vancouver Community College's design and music programs. Final project bids were submitted Jun 2004 with consultation on the designs beginning in Jul 2004. Westbank Projects/Peterson Investment Group, with Henriquez Partners as the architect, was selected to be the proponent on Sep 29, 2004 at a special Council meeting. Website: www.city.vancouver.bc.ca/woodwards

Status: Proposed
Est. Cost ($ million): 149
First Entry: Dec 1997
Project ID: 163
Start: Early 2005
Finish: Late 2006
Last Update: Sep 2004

Vancouver Area

Northeast Sector Rapid Transit

Translink Ph: (604) 453-4560

An expansion to Greater Vancouver's rapid transit network servicing the northeast area to Coquitlam is planned to be in place in the next decade. Financing is approved up to $570 million. Project will likely use either light-rail or guided-light-transit technology. Phase 1 of the Northeast Sector (NES) Rapid Transit Alternatives Project, which examines the alternatives for the NES, is complete. Phase 2, the evaluation of rapid transit alternatives study, was presented to the board in Spring 2004. After public consultation, the TransLink board voted to proceed with this project and the RAV Rapid Transit line from Richmond to Vancouver (Project #914). A new report from the GVRD outlined rail options, timing, and costs. Website: www.translink.bc.ca.

Status: Proposed
Est. Cost ($ million): 570
First Entry: Sep 2003
Project ID: 992
Start: 2007
Finish: 2010
Last Update: Sep 2004

Vancouver To Callaghan Valley

Olympic Games - Sea-to-Sky Highway Upgrading

BC Ministry of Transportation Ph: (604) 669-8848

Proposed major upgrades to Hwy 99 are planned as part of the 2010 Olympic Bid program of improvements (see separate entry for ongoing improvements). The proposal is to widen and straighten the highway at various points with three and four lanes, improve sight-lines, adding passing lanes and reducing driving hazards. The project extends 95 km from Nelson Creek canyon in the south to the northern terminus at Function Junction in Whistler. The section near Horseshoe Bay, starting near the Eagleridge exit and finishing near Lion's Bay, will be upgraded with a $130 million, four-lane overland route, as opposed to a two-lane tunnel, and is expected to begin construction in Fall 2005 and complete in late 2007. A test project on a 1 km strip north of Horseshoe Bay to shore up large walls, called Mechanically Stabilized Earth (MSE), was completed in Summer 2004. Request for qualifications issued and in May 2004 three proponent teams were shortlisted to participate in a RFP to design, build, finance and operate the project. The three proponents are: Black Tusk Highway Group, S2S Transportation Group, Sound Highway Development Consortium. RFP was issued in Sep 2004, and the contractor will be selected in Late 2004. Environmental Assessment Act approval issued in early Jun 2004. Website: www.seatoskyimprovements.ca

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Project ID: 903
Start: Late 2004
Finish: Spring 2009
Last Update: Sep 2004

West Vancouver

Park Royal Residential Development

Millenium Development Corporation Ph: (604) 453-0111

Proposed residential development at 540 to 626 Clyde Ave includes 90-units within a 5- or 6-storey building of approx 117,000 sq ft. Rezoning and development permits have been approved.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Dec 2003
Project ID: 1029
Start: Late 2004
Finish: Fall 2005
Last Update: Sep 2004

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West Vancouver

Cypress Mountain Ski Resort Expansion
Cypress Bowl Recreations Ltd. Partnership (CBR) Ph: (604) 926-5612
Cypress Bowl Recreations has received approval for its revised Alpine Ski Area Master Plan. The Plan approves, among other developments, a new base area, additional parking and three additional chairlifts on Mt. Strachan, including a gondola lift accessing a mountaintop restaurant. The proposal seeks the installation of a ski lift and addition of 11 ha of new ski trails on the east face of Black Mountain. The company is also seeking to upgrade the existing ski lifts and to make further improvements to existing ski trails. Some modifications are being made to the master plan to prepare for the 2010 Olympics (funded by the OCOG - see Olympic bid entries). Olympic projects include $11 million for run modifications and spectator facilities for freestyle skiing and snowboarding competitions, plus small snowmaking facilities installation to service the Olympic venues. No plans for new major construction until 2005.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Dec 1997
Project ID: 187
Start: Spring 2005
Finish: 2009
Last Update: Mar 2004

Whistler

Olympic Games - Whistler Creekside Resort Modifications
Intrawest Ph: (604) 669-9777
Run modifications and spectator facilities to accommodate Alpine Downhill, Super-G, and Combined Downhill and Paralympic Alpine events.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 2003
Project ID: 908
Start: Sep 2005
Finish: Nov 2007
Last Update: Jun 2004

Whistler

Olympic Games - Whistler Nordic Centre
Vancouver OCOG Ph: (604) 806-1019
Development of 50 to 100 km of new trails and facilities for biathlon, cross country, Nordic combined, K90 and K120 ski jumps, and Paralympic Nordic events, to be maintained after the Games for public and athlete training use. Plans include three stadiums with a projected capacity of 12,000 in each. Ten firms were invited to submit detailed proposals for design and master planning by the end of Jun 2004, and Sandwell Engineering was chosen in Aug 2004. The project is entering the BC Environmental Assessment Act process.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2003
Project ID: 906
Start: Summer 2005
Finish: Jun 2007
Last Update: Sep 2004

Whistler

Olympic Games - Whistler Sliding Centre
VANOC Ph: (604) 408-2010
New bobsled, skeleton, and luge track to be built at the base of Blackcomb Mountain and converted after the Games for public use and athlete training. Currently evaluating design proposals, with a design to be selected in Oct 2004.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2003
Project ID: 907
Start: May 2005
Finish: Oct 2007
Last Update: Sep 2004

Whistler

Olympic Games - Whistler/ Callaghan Valley Olympic Village
VANOC Ph: (604) 408-2010
Development of accommodation facilities for 2,000 athletes and team officials in 554 dwelling units on 23 ha at the Callaghan valley 13 km from Whistler. Project includes dining halls, polyclinics, training facilities, convenience stores and other amenities to support day-to-day living requirements. Approx 300 rooms in the facilities will be wheelchair accessible. The site will include a combination of temporary facilities (e.g. dining hall) and permanent facilities including 37,880 sq m of non-profit rental housing available to Whistler residents and 2,800 sq m of commercial space. After the Olympics, 216 rooms will be dedicated to an athlete training and accommodation centre. Design development process to conclude in Nov 2005. Contract negotiations to conclude in Spring 2006. Public meetings were held Jun 23, 24 and 26, 2004 after which the Cheakamus South site near Function Junction was selected for the Village.

Status: Proposed
Est. Cost ($ million): 95
First Entry: Mar 2003
Project ID: 913
Start: Apr 2006
Finish: Sep 2009
Last Update: Sep 2004

STATUS: ON HOLD

Burnaby

PMC - Sierra Office
PMC-Sierra Inc. Ph: (604) 415-6000
Development of nine structures of approx one million sq ft of high-tech office space on a 6 acre site at 3100 Production Way in Lake City. Phase 1 consists of 4 buildings and approx 600,000 sq ft. Architect: Musson Cattell Mackey Partnership. Project has been cancelled.

Status: On hold
Est. Cost ($ million): 30
First Entry: Dec 2000
Project ID: 706
Start: ?
Finish: ?
Last Update: Sep 2004

Burnaby

Lake City Court Office Buildings
Tonko Novam Ph; (604) 684-1198
Total of 240,000 sq ft of office space at Lake City Court at 8081 Lougheed Hwy. The first of two low-rise office buildings is completed. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 35
First Entry: Jun 1998
Project ID: 419
Start: 2005
Finish: Early 2007
Last Update: Mar 2004

Hope

Cogburn Magnesium
Leader Mining International (Calgary) Ph: (250) 356-7475 (BC Env Assessment Office)
250,000 tonnes/yr quarry to produce magnesium silicate and 120,000 tonnes/yr hydrometallurgical facility to process the ore to magnesium planned for the area near Ruby Creek between Harrison Lake and Hope. Will require secure energy supply of 250 MW.

Status: On hold
Est. Cost ($ million): 200
First Entry: Sep 2002
Project ID: 836
Start: ?
Finish: ?
Last Update: Jun 2004

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North Vancouver

Seymour Creek Village
Squamish Nation and Kingswood Capital Corporation
Ph: (604) 892-5166
Proposed 479,200 sq ft of commercial and retail development over 12 ha. One of the big box retail outlets will be 116,000 sq ft. Tentative retailers include Home Depot, Best Buy, Office Depot and Michaels. Project in development stage and has been approved by band council and members. The development will be done in four stages. Architect: Urban Design Group Architects. Project is currently on hold.

Status: On hold
Est. Cost ($ million): 100
First Entry: Mar 2001
Project ID: 723
Start: Fall 2004
Finish: Summer 2006
Last Update: Sep 2004

Pitt Meadows

Swan-e-set Bay Resort
Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/ equestrian centre on 51 ha in the Pitt Polder area. This project is part of the 360 ha existing resort with two 18-hole golf courses and a clubhouse. Project is on hold.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 99
Start: ?
Finish: ?
Last Update: Sep 2004

Port Mellon

Howe Sound Pulp and Paper Electricity Generation Project
Howe Sound Pulp and Paper Ltd Partnership Ph: (604) 884-5223
Proposed new generation of 511 GWh of electricity at the pulp and paper mill using wood residue. Project was not selected for a BC Hydro power purchase contract in Apr 2003. Project may be redesigned.

Status: On hold
Est. Cost ($ million): 150
First Entry: Dec 2002
Project ID: 855
Start: ?
Finish: ?
Last Update: Mar 2004

Powell River

Powell River Condensing Turbine Electricity Generation Project
Norske Canada Ph: (604) 483-3722
Proposed new generation of 170 GWh of electricity at the pulp and paper mill using wood residue. Project was selected as a BC Hydro power purchase contract in Apr 2003, however, the project is currently on hold.

Status: On hold
Est. Cost ($ million): 55
First Entry: Dec 2002
Project ID: 858
Start: ?
Finish: ?
Last Update: Sep 2004

Richmond

Sun Tech Hotel/ Commercial Complex
Sun Tech Development Corporation Ph: (604) 214-8833
Proposed multi-use development including a hotel, movie theatres, restaurants, offices and retail stores on an 11 acre site at No. 3 Rd and Sea Island Way. Approx one million sq ft of development is planned. Project will not likely move forward as originally proposed. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 75
First Entry: Sep 1998
Project ID: 469
Start: ?
Finish: ?
Last Update: Sep 2004

Richmond

Richmond Hospital Expansion
Richmond General Hospital Ph: (604) 278-9711
Phases 1 and 2 of expansion completed. $40 million funding requested for proposed Phase 3 replacement of 5-storey north tower. Waiting for approval to proceed with planning. Project is not likely to be active until late 2004. Architect: Wensley Spotowski Architectural Group.

Status: On hold
Est. Cost ($ million): 76
First Entry: Dec 1997
Project ID: 197
Start: Jun 2005
Finish: Late 2006
Last Update: Mar 2004

Surrey

Welcome Home Development
Welcome Home Society Ph: (604) 591-4441 (City of Surrey)
Proposed residence, training centre and furniture outlet to be located at 68th Ave and King George Hwy. Plans may also include a small farm or ranch property. Project is on hold.

Status: On hold
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1151
Start: ?
Finish: ?
Last Update: Sep 2004

Surrey

Guildford Business Park
Bentall Corporation Ph: (604) 640-5881 (Owner's Representative)
Proposed 18 acre business park at 10231 -154th St to include 450,000 sq ft of office space in five buildings. Phase 1: Building B: a 3-storey, 90,120 sq ft office building is at the working drawings stage. Building A: a 3-storey, 108,045 sq ft office building is at the design development stage. Building C: a 3-storey, 90,120 sq ft office building is at the design development stage. Buildings A and C will follow Building B. Architect: Bunting Coady Architects. Project is on hold.

Status: On hold
Est. Cost ($ million): 35
First Entry: Sep 1998
Project ID: 458
Start: ?
Finish: ?
Last Update: Sep 2004

Surrey

Cartier Place Condominium Towers
Guildford Estates Ltd. Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975 -101A Ave, and 14970 -101A Ave. Plans are for 18-, 20- and 22-storeys above-grade. Approx 40,000 sq m total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 65
First Entry: Dec 1997
Project ID: 123
Start: ?
Finish: ?
Last Update: Sep 2004

Vancouver

UBC - Earth Sciences Centre
University of British Columbia Ph: (604) 822-2287
Geophysics and Astronomy building is to be replaced to allow expansion (188,500 sq ft) and renewal for Oceanography, Zoology and Botany departments. Project is on hold pending funding. Architect: Busby Bridger & Associates/MBT.

Status: On hold
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 897
Start: ?
Finish: ?
Last Update: Sep 2004

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Vancouver

647 Howe Street Hotel and Residential Complex
Allied Holdings Ltd. Ph: (604) 669-5335
Proposed 50-storey hotel/residential tower to include 29 floors with 204 residential units and a 97-room hotel adjacent to the Hotel Georgia on Howe St. The parking garage adjacent to the Hotel Georgia will be demolished to provide more space for the building. Major seismic upgrading will also be done to the Hotel Georgia. This would be one of the tallest structures in Vancouver at 156 m (511 feet). Project is currently on hold. Architect: Bing Thom Architects.

Status: On hold
Est. Cost ($ million): 100
First Entry: Mar 2002
Project ID: 810
Start: ?
Finish: ?
Last Update: Jun 2004

Vancouver

False Creek North Hotel
Canadian Metropolitan Properties Ltd. Ph: (604) 682-0777
Proposed 30-storey, 300,000 sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457-rooms, restaurants, convention space. Zoning received. Project is on hold. Architect: Architectura.

Status: On hold
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 145
Start: ?
Finish: ?
Last Update: Sep 2004

STATUS: CONSTRUCTION STARTED

Britannia Beach

Britannia Mine Rejuvenation Project
MacDonald Devt Corp/BC Mining Museum/Prov Gov't
Ph: (604) 331-6018
A major mining technology centre, a tourist destination and residential component are included in this project to rejuvenate the site of an historic mining community. A water treatment plant has begun site preparation and a small hydro-electric facility may be rebuilt. Three firms have been short-listed to submit a full proposal to design, build and operate the treatment plant, including AMEC Americas Ltd. and Ledcor Projects Inc.; EPCOR Water Services Inc. and Team; and Terasen Utility Services Inc. and Team. Deadline for submissions was extended to Sep 3, 2004, and a proponent will be chosen in Fall 2004.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 2003
Project ID: 1048
Start: Spring 2004
Finish: 2010
Last Update: Sep 2004

Burnaby

Acacia Gardens Residential Development
Aragon (MacPherson) Properties Ltd. Ph: (604) 732-6170
169-units of apartments and townhouses to be built in phases at 7370 MacPherson Ave. Phase 1 includes 93-units in three 4-storey buildings. Phase 2 includes 76-units. Additional amenities include a gym and meeting room. Architect: Chris Turcotte Architects. Website: www.acaciahomes.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1210
Start: Aug 2004
Finish: Early 2006
Last Update: Sep 2004

Burnaby

Cortina Townhomes and Cityhomes
Palladium Development Corp. Ph: (604) 273-1221
Townhouse and condominium development located at 6880 and 6888 Southpoint Dr. Plans include 81 condos in a 4-storey bldg and 111 townhouses stacked above a parkade, to be built in two phases. Architect: Ramsay Worden Architects. Website: www.cortinahomes.com

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1175
Start: Summer 2004
Finish: Dec 2005
Last Update: Sep 2004

Burnaby

Maplewood Terrace Townhouses
Wanson United Ph: (604) 730-8959
A 2-storey, 64-unit townhouse development located on Stride Ave to be constructed in 2 phases. Phase 1, 28-units, started construction in Summer 2004 and is expected to complete in Apr 2005. Construction start date for Phase 2, the remaining 36-units, is dependent on market conditions. Architect: Fougere Architecture Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1217
Start: Summer 2004
Finish: Apr 2005
Last Update: Sep 2004

Burnaby

Strathmore Lane Residential Development
Ledingham McAllister Communities Ltd. Ph: (604) 662-3700
A 4-storey, 65-unit apartment building and 2-storey, 53-unit townhouse are under construction at 3388 and 3379 Morrey Crt. Architect: Neale Staniszkis Doll Adams Architects. Website: www.ledmac.com

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1211
Start: Spring 2004
Finish: Spring 2005
Last Update: Sep 2004

Burnaby

Tandem Condominiums
Anthem Properties Ph: (604) 299-5777
A mixed-use development at 4140 Dawson consisting of two 20-storey condominium towers, containing 20 townhouses and a total of 286-units. A third mixed-use development at 4180 Dawson, containing 23 townhouses and 118-units in a 17-storey tower, is being considered. Website: www.tandemliving.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1110
Start: Summer 2004
Finish: Late 2006
Last Update: Sep 2004

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Burnaby

HighGate Village
Bosa Properties Inc. Ph: (604) 299-1363
Middlegate mall on Kingsway in Burnaby is to be replaced with 4 condominium towers and the HighGate shopping plaza which will include a Save-On-Foods, Shoppers Drug Mart, bank, police station, Starbucks and other retailers. A total of 700 condominium units and some townhomes will be included, as well as park space. The addition of approx 50 slot machines and off-track horse race betting has also been proposed, but the application for slot machines was withdrawn Jul 2004. The new mall began construction Summer 2003 and will open in Oct 2004. The existing mall will be demolished in Fall 2004 when the existing tenants evacuate. The first tower, the Arcadia, began construction early 2004 and is expected to complete Aug 2005. The third building is the Emerson, a 29-storey, 212-unit residential building, which is expected to begin construction in Nov 2004 and complete in Jul 2006. Website: www.highgatevillage.ca

Status: Construction started
Est. Cost ($ million): 90
First Entry: Mar 2004
Project ID: 981
Start: Aug 2003
Finish: 2007
Last Update: Sep 2004

Burnaby

Metropolis at Metrotown Mall Expansion
Ivanhoe Cambridge Ph: (604) 269-2800
Metrotown mall and Metropolis mall are being merged into a single mall. A main street axis and a 1,300-seat food court will be added to the merged malls. Construction Manager: Ledcor Industries Ltd.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Sep 2003
Project ID: 1013
Start: Summer 2003
Finish: Summer 2005
Last Update: Mar 2004

Burnaby

Simon Fraser University - Technology and Sciences Complex I and II
Simon Fraser University Ph: (604) 291-4743
Two new buildings for the Faculty of Science and Applied Science to include office and laboratory space. The first building will be 8,250 sq m and is currently under construction. Architect for Technology and Sciences Complex I is Stantec Architecture Ltd. The second building is currently in the design and development stage and is expected to begin construction in Summer 2005. Architect for second building is Chernoff Thompson Architects.

Status: Construction started
Est. Cost ($ million): 23
First Entry: Jun 2003
Project ID: 957
Start: Summer 2004
Finish: Late 2006
Last Update: Sep 2004

Burnaby

UniverCity Highlands - Intergulf Development
Intergulf Ph: (604) 291-3220
8 and 9-storey terraced apartment buildings and 2 storey townhouses on Parcel 4. There will be approx 170 residences with a broad mix of units ranging from small studio suites to larger penthouses.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 954
Start: Jun 2003
Finish: Nov 2004
Last Update: Sep 2004

Burnaby

UniverCity Highlands - Millennium Development
Millenium Development Corporation Ph: (604) 291-3220
Construction of One University Crescent started in Summer 2003 on Parcels 2 and 3. The project includes 2 buildings, stepping up from five storeys to ten, and will have approx 55 condominium suites and 60 residences. Architects: Lawrence Doyle Architect Inc. & Gomberoff Bell Lyon.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 953
Start: Jun 2003
Finish: Spring 2005
Last Update: Sep 2004

Burnaby

UniverCity Highlands - Polygon Development
Polygon Homes Ltd. Ph: (604) 291-3220
Within the first phase of UniverCity Highlands, Polygon has started construction on the 'Harmony' community, which includes 180 residences in three 4-storey buildings on Parcel 9. Included in the development are two-level homes along University Cres, and apartments of varying sizes.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 955
Start: Jun 2003
Finish: Fall 2004
Last Update: Sep 2004

Burnaby

5600 Thorne Avenue Business Park
Anthem Properties Ph: (604) 689-3040
Business park for industrial and corporate tenants on a 22 acre subdivision site in the Big Bend industrial area at 5600 Thorne Ave. The site has been subdivided, serviced and paved. One warehouse has been completed and another is currently under construction. A third warehouse is expected to start construction in Fall 2004. One site is still available for development.

Status: Construction started
Est. Cost ($ million): 28
First Entry: Mar 2003
Project ID: 936
Start: Summer 2003
Finish: 2008
Last Update: Sep 2004

Burnaby

Electricity Transmission Upgrade
BC Hydro Ph: (604) 528-1600
Replacement of an aging underground electricity transmission cable (2-L33) from the Horne Payne substation in Burnaby to Cathedral Square substation in Vancouver. Construction includes a new 230 kV circuit, substation upgrades, and circuit reconfigurations along a new route. Website: www.bchydro.com

Status: Construction started
Est. Cost ($ million): 44
First Entry: Mar 2003
Project ID: 865
Start: Spring 2003
Finish: Fall 2004
Last Update: Jun 2004

Burnaby

Renaissance Towers - Residential High Rises
Embassy Developments Ph: (604) 291-2660 (Architect)
Residential towers, 30- and 32-storeys, at the 4300 block of Lougheed in Burnaby to provide 370 residences. Phase 1, Fresco, is under construction. Phase 2 is called the Mosaic, and will follow Phase 1. Architect: Dikeakos and Cotter Architects. Website: www.RenaissanceTowers.ca

Status: Construction started
Est. Cost ($ million): 40
First Entry: Mar 2003
Project ID: 884
Start: Spring 2004
Finish: Spring 2006
Last Update: Jun 2004

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Burnaby

Simon Fraser University - Technology and Sciences Complex —Module 1
Simon Fraser University Ph: (604) 291-4743
New building of 100,000 sq ft to house the Science and Applied Science classrooms, labs and research support. Project went to tender in Mar 2004 and was awarded to Stuart Olson Constructors.

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 23 — Finish: Sep 2005
First Entry: Mar 2003 — Last Update: Jun 2004
Project ID: 931

Burnaby

The Presidia Residential Development
Bosa Ventures Ph: (604) 688-2672
A 30-storey high-rise and 9 townhouses containing 160-units at 5145 Kathleen Ave. Additional amenities include a fitness centre, spa facilities and a lounge. Architect: Rafii Architects Inc. Website: www.thepresidia.com

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 46 — Finish: Late 2004
First Entry: Dec 2002 — Last Update: Sep 2004
Project ID: 849

Burnaby

Burnaby (South East) Secondary School
Burnaby School District Ph: (604) 664-8441
New secondary school with a capacity of 1,500 students on a 15 acre site. School will be located at 6969 10th Ave and will be complete for the Sep 2005 school year. Architect: CJP Architects.

Status: Construction started — Start: Dec 2003
Est. Cost ($ million): 20 — Finish: Aug 2005
First Entry: Sep 2001 — Last Update: Sep 2004
Project ID: 765

Burnaby

Discovery Place Research Park
Discovery Parks Inc. Ph: (604) 734-7275
Technology research centre comprising 11 buildings at 4401 Sanderson Way. Several buildings are completed and 1 development site remains. Site 12, located at the northwest corner of the 80 acre Discovery Place site, at the intersection of Canada Way and Gilmore Way has a 5-storey building proposed when tenants/ purchasers are found. Site 14, located in the southern portion of the site near the intersection of Sanderson Way and Willingdon Ave, has a 4-storey, 170,000 sq ft building proposed. It has been purchased by Electronic Arts (Canada) in order to expand their current facilities, which will also be completing its Phase 1 development, a 70,000 sq ft motion-capture studio with two sound stages and underground parking for 600 vehicles, in late 2004. Phase 2, on Site 14, will also include a 180-seat theatre and underground parkade. Burnaby council has approved the Phase 2 plan, but a construction start date has not yet been determined. Website: www.discoveryparks.com

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 90 — Finish: Fall 2005
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 73

Burnaby

Marquis Grande at Brentwood Village
ONNI developments Ph: (604) 602-7711
28-storey apartment tower with 171-units and twelve 2-storey townhouses containing approx 310,000 sq ft and parking at 4132 Halifax St. Additional amenities include a pool, exercise room, recreation and media lounge, meeting room and guest suite. Architect: Chris Dikeakos Architect Inc. Project was on hold, but has reactivated.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 25 — Finish: Fall 2005
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 70

Burnaby

City-in-the-Park Towers
Station Hill Park Developments Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 and 7368 Station Hill Dr includes seven towers of which five, Savoy, Carlton, Belgravia, Mayfair (twin towers), are complete. The next tower Villa Jardin (22-storeys, 127,740 sq ft) began construction May 2003 and is nearly complete. The final tower, the Belvedere, is in the rezoning process and may start construction in Spring 2005. Architect: Lawrence Doyle Architect Inc.

Status: Construction started — Start: 1997
Est. Cost ($ million): 350 — Finish: Early 2006
First Entry: Sep 1997 — Last Update: Sep 2004
Project ID: 68

Chilliwack

Rogers Foods Ltd. - Pacific Division (Chilliwack)
Rogers Foods Ltd. Ph: (250) 546-8744
A 250 tonnes/day, state-of-the-art flour mill. The new plant will mill wheat into custom, high quality flours, in bulk and bag, sold to commercial bakers, food processors, and distributors in the Lower Mainland of British Columbia, and to export customers in Pacific Rim countries. Contract for the major milling machinery was awarded to OCRIM s.p.a. of Italy. Project manager is Stantec Architecture Ltd.

Status: Construction started — Start: Dec 2003
Est. Cost ($ million): 20 — Finish: Late 2004
First Entry: Mar 2003 — Last Update: Mar 2004
Project ID: 875

Chilliwack

The Village at Sardis Park
2 K Investment Corp. Ph: (604) 793-2906 (Chilliwack City)
Long-term comprehensive development project with many developers involved to include housing, office and commercial space on 50 acres at 6760 Vedder Rd. The site has been approved for 700 units of single, detached houses, townhomes and apartments, plus 150,000 sq ft of commercial space. Phase 1, 31 single-family homes, is under construction. Commercial phases will follow after the residential phases are completed.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Summer 2007
First Entry: Sep 2000 — Last Update: Mar 2004
Project ID: 687

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Chilliwack

Chilliwack Business Estates
Chilliwack Economic Partners Corp. Ph: (604) 792-9311
Site adjacent to Hwy 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing and distribution, and office buildings. Phase 1 construction, including a $15 million, 75,000 sq ft laboratory and manufacturing centre on a 10.5 acre site, is complete. Soprema Roofing Products has completed construction to expand their storage area, doubling the size of their existing facility. Oak West has completed a 100,000 sq ft furniture manufacturing and multi-tenant facility. Volume Carpets has completed a 5,000 sq ft commercial facility. A-One is currently constructing a building to expand their facilities. Auld Phillips Ltd is currently building a new head office and distribution facility. Westeck Windows Mfg. Inc is relocating their facility into a new building which is currently under construction. Website: www.chilliwackpartners.com

Status: Construction started — Start: Oct 1998
Est. Cost ($ million): 50 — Finish: 2018
First Entry: Sep 1998 — Last Update: Sep 2004
Project ID: 484

Coquitlam

Silver Springs Neighbourhood Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Development of 650 units in townhouses and 4-storey apartment buildings at 1335 Pinetree Way to be constructed in 3 phases. Amendments to the OCP have been approved. Phase 1 (Trillium): 115-units in two 4-storey buildings is complete and Phase 2 (Whisper Ridge), with 3 and 4 bedroom townhomes, is currently under construction. The latest phase, the Tamarisk apartment building, started construction in Fall 2003.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 40 — Finish: Summer 2005
First Entry: Dec 2001 — Last Update: Sep 2004
Project ID: 784

Coquitlam

Henderson Civic Centre
Henderson Development (Canada) Ltd. Ph: (604) 689-8898
Two phase development on eight acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr. Includes a 34-storey, 288-unit residential tower, office building, hotel, and retail component. Phase 1, the retail mall, is complete and Phase 2 is set to begin in Spring 2005. Project Architect: Kirkor Architects & Planners.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 110 — Finish: Spring 2006
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 178

Delta

Massey Tunnel Seismic Upgrade
BC Ministry of Transportation Ph: (604) 660-0390
Seismic upgrade to the 600 m long Massey Tunnel on Hwy 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. Project includes concrete reinforcement and river-bottom soil compaction. Seismic design completed Nov 2002. Selected contractor: Kenaidan Contracting.

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 22 — Finish: Summer 2006
First Entry: Jun 2001 — Last Update: Sep 2004
Project ID: 750

Langley

Denim Townhouses
Adera Development Corp. Ph: (604) 684-8277
208 townhouses in 2 - 3 storey buildings located at 7179 -201 St and 20033 -70th Ave. Additional amenities include the Polo Clubhouse and a gymnasium.

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 25 — Finish: Early 2005
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1166

Langley

Gateway 200 Business Park
WesGroup Income Properties LP Ph: (604) 632-1727
A business park to accommodate commercial, retail and industrial uses on a build-to-suit basis. It is located on 44 acres on 200th St between 86th and 83rd Ave. Servicing of the 18 sites completed in Jun 2004. Mopac Auto Supply Ltd. began construction of a 40,000 sq ft retail and distribution building in Summer 2004. Website: www.wesgroup.ca

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Late 2005
First Entry: Mar 2004 — Last Update: Sep 2004
Project ID: 1086

Langley

Convention Centre and Casino - Square One Lands
Langley City Ph: (604) 688-0893 (Architect)
A 25,000 sq ft convention centre with a 75-room hotel and 65,000 sq ft casino on the Square One Lands at the intersection of Fraser Hwy and Glover Rd. Architect: Hewitt Kwasnicky Architects Inc.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 44 — Finish: Early 2005
First Entry: Sep 2003 — Last Update: Jun 2004
Project ID: 990

Langley

Willowbrook Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Three developments on 66th Ave, 68th Ave and 203rd Street. The Amberleigh, a 186 townhouse development, is complete. The Steeplechase, 88 townhomes, is also complete. The third development of 130 homes, the Sagebrook, is under construction. Architect: Ramsey Worden Architects.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 25 — Finish: Early 2005
First Entry: Sep 1998 — Last Update: Jun 2004
Project ID: 481

Lions Bay to Squamish

Sea-to-Sky Highway Upgrading
BC Ministry of Transportation Ph: (604) 660-8397
Ongoing upgrades to the Sea-to-Sky Highway are underway, e.g., 21 km of paving were completed in Summer 2002 and 7 km from Culliton Creek to Cheakamus Canyon is being expanded to three lanes and resurfaced, and expected to complete in late 2004. Construction is underway with scheduled completion in 2005. See the Olympic Bid - Sea-to-Sky Highway Upgrades (separate entry) for new major upgrade proposals.

Status: Construction started — Start: Jun 2001
Est. Cost ($ million): 150 — Finish: Jun 2005
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 182

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New Westminster

Murano Lofts Residential Development
Aragon Group Ph: (604) 732-6170
Two 14-storey buildings containing a total of 237-units located at 1500 Keyside Dr. Buildings will be constructed in phases. The first building, which has 85-units, will complete in Spring 2005. The second building, which has 152-units including some townhouses, will complete in Summer 2006. Additional amenities include a fitness room and guest suite. Architect: Chris Dikeakos Architect Inc. Website: www.muranolofts.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1209
Start: Summer 2003
Finish: Summer 2006
Last Update: Sep 2004

New Westminster

News Living Residential Towers
Rykon Group Ph: (604) 535-1923
Two 15-storey concrete residential towers, with 6 townhomes located between them, at 813 and 833 Agnes. The west tower contains 112 units and is expected to complete in Jan 2006. The east tower contains 112 condominium units and 6 townhomes, and is expected to complete in Apr 2006. Additional amenities include a fitness facility and 330 parking stalls. Architect: Robert Ciccozzi Architecture Inc. Website: www.newsliving.com

Status: Construction started
Est. Cost ($ million): 55
First Entry: Sep 2004
Project ID: 1187
Start: Summer 2004
Finish: Apr 2006
Last Update: Sep 2004

New Westminster

Border Infrastructure Project - Highways 91A/91
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to the Hwy 91A/ Queensborough bridge north interchange, $25 million for a new interchange at Howe St, and $10 million for a new interchange at 72nd Ave. The bridge interchange will be tendered in late 2004 with construction starting mid-2005. The project to construct detour lanes for Howes St was awarded to Imperial Paving and is under construction. Construction on Hwy 91 in New Westminster has also started. The 72nd Ave portion has not yet been tendered. The design contract was awarded to Urban-Associated.

Status: Construction started
Est. Cost ($ million): 58
First Entry: Mar 2003
Project ID: 916
Start: Apr 2004
Finish: Late 2007
Last Update: Sep 2004

New Westminster

Queensborough Landing Shopping Centre
First Pro Shopping Centres Ph: (604) 448-9112
Development of a 425,000 sq ft shopping centre on Boyd St. Wal-Mart store (132,000 sq ft) opened Nov 2003. 5,000 sq ft of restaurant space is under construction and will complete in Fall 2004. Best Buy, Home Outfitters, and a number of fashion retailers, will also complete in Fall 2004.

Status: Construction started
Est. Cost ($ million): 75
First Entry: Mar 2003
Project ID: 876
Start: Apr 2003
Finish: Fall 2004
Last Update: Sep 2004

New Westminster

Rialto Court
Aragon Group Ph: (604) 732-6170
Two residential high rise towers at 1500 Quayside Dr. The first, a 238-unit high rise condominium tower, started construction in Mar 2003 and is expected to be complete in Nov 2004. The second tower is also under construction and is expected to be complete in Mar 2005. Architect: Dikeakos and Cotter Architects.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Mar 2003
Project ID: 883
Start: Mar 2003
Finish: Mar 2005
Last Update: Sep 2004

New Westminster

Patullo Bridge Rehabilitation
TransLink Ph: (604) 453-4609
General repairs and seismic upgrading of the Patullo Bridge, including $11.6 million on general repairs ($1.6 million of which would be spent in 2002, $9.6 million in 2003 and 2004 on repainting, and $13.3 million on seismic upgrading). Seismic upgrades will not proceed before 2005. Below Deck Coating and Safety Improvements was awarded to Clara Industrial Services Ltd in early 2004 and is underway.

Status: Construction started
Est. Cost ($ million): 34
First Entry: Dec 2001
Project ID: 793
Start: Spring 2004
Finish: Spring 2006
Last Update: Sep 2004

New Westminster

The Uptown Condominiums - 615 Hamilton Street
Appia Developments Ph: (604) 294-2742
Development of a 20-storey, 110-unit condominium building at 615 Hamilton St and 740 and 760 Sixth St. Architect: Dikeakos and Cotter Architects.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 782
Start: Summer 2003
Finish: Early 2005
Last Update: Jun 2004

New Westminster

Port Royal Planned Community
Aragon Development Corp. Ph: (604) 732-6170
Planned village for 3,000 residents on the eastern section of Lulu Island on a 65 acre parcel formerly the site of a sawmill, box plant and a foundry. Two parcels under construction. Remaining 50 acres to include up to 200 homes, 200 townhomes, 400 condominiums, parks and trails. This will be a phased development over six to seven years. Construction will be starting on 91 single-family homes in Fall 2004 once final approvals have been granted. Approvals have been given to a 50-unit apartment and townhouse development. Architect: Ramsay Worden Architects Ltd.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Sep 1997
Project ID: 93
Start: 1997
Finish: Fall 2005
Last Update: Sep 2004

North Vancouver

Harbourside Business Park
Concert Properties Ltd. Ph: (604) 688-9460
Project includes an auto mall of 13 tenants, a light-industrial business park, and a hotel and shopping area on 27 ha of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1, two buildings of approx 35,000 sq ft, are completed (Van Electric Box and Suntech Optics). Phase 2, a hotel, retail development and marina, are to be developed in the future. A private high school (Bodwell International High School) was completed in Sep 2003 with approx 63,000 sq ft for 350 students, a cafeteria, library, gym, dormitories, labs, swimming pool and multi-media rooms. A number of industrial buildings are currently under construction.

Status: Construction started
Est. Cost ($ million): 110
First Entry: Jun 1998
Project ID: 422
Start: Spring 2000
Finish: Late 2005
Last Update: Sep 2004

North Vancouver

Seymour Falls Dam Seismic Upgrade
Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the Seymour Falls dam has completed detailed design. Project was tendered Dec 16, 2003 and awarded to Peter Kiewit and Sons Construction. Construction is underway.

Status: Construction started
Est. Cost ($ million): 18
First Entry: Jun 1998
Project ID: 437
Start: Mar 2004
Finish: Summer 2006
Last Update: Jun 2004

North Vancouver

The Pier (Versatile Shipyards) - Mixed Use Development
Pinnacle International Ph: (604) 988-1688
Located east of Lonsdale, 14 individual development parcels include approx 1.16 million sq ft of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Development permits have been processed for Parcel 1 - 64,600 sq ft of commercial space, Parcel 2 - residential above commercial building for a total of 142,625 sq ft, and Parcel 4 - a 181,700 sq ft residential high-rise, and will be issued in Fall 2004. These will be the first two parcels built. Phase 1 amenities are under construction and are expected to complete in Oct 2004. Development permits are being processed for Parcel 3, a 91,925 sq ft residential high-rise with a small amount of commercial space, for which a change in the Official Community Plan is required. A development permit has been processed for Parcel 5, which includes a hotel with 110-rooms, a 10,000 sq ft conference facility, public amenities and a pool. Parcels 7 and 8 (both commercial heritage buildings) have been prepared to convert them to commercial space, which may proceed in 2005. Parcel 9 contains a heritage building, called The Machine Shop, and will be gifted to the City of North Vancouver for potential development as a museum and sub-sea centre. Parcel 10 will be 25,825 commercial sq ft in a heritage building. Parcels 11 and 12 will be 315,525 sq ft of residential and live-work units. Parcel 13 will be 4,000 sq ft of commercial space. Also see the Lower Lonsdale and Foot of Lonsdale projects.

Status: Construction started
Est. Cost ($ million): 400
First Entry: Jun 1998
Project ID: 438
Start: Spring 2004
Finish: Early 2007
Last Update: Sep 2004

North Vancouver

Lower Lonsdale Development Plan
North Vancouver City Ph: (604) 985-7761
Six-block development area comprised of 15 development sites (owned mostly by the City of North Vancouver) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a community centre. Site is bounded by Third St, St. George's Ave, Chesterfield Ave and Esplanade. Under construction on Site 2 is a 12-storey, 117-unit residential building named One Park Lane by the Millennium group. Site 3A, at 151 W. 2nd, has been sold to Seagate Properties Ltd. which started construction in Summer 2004 on a 20-storey high-rise with adjacent townhomes. On Site 4, West View Homes, a 12-storey high-rise apartment building, is complete. Fairmount Pacific are the developers of Sites 5A and 5B. On Site 5, construction of TIME, two 120 ft towers with a total of 268 apartment units with some townhouses on 1st St, completed in Summer 2004. TIME also included a Shoppers Drug Mart and IGA grocery store. Architect for Sites 5A and 5B is D. Buttjes. Also on Site 5 is a 34,000 sq ft multi-purpose community centre, with facilities for seniors and youth, which completed in July 2004. On Site 6, a 4-storey wood frame apartment building, is complete. The City will be marketing its lands over the next 5 to 10 years. The development plans for the area east of Lonsdale (Sites 9, 10, 11 and 12), consisting of 20.8 ha, completed review in Jul 2004. Construction could include the Olympic athletes' village, a number of towers up to 15-storeys high, housing for approx 4,000 people and a waterfront park. Development plans will be finalized after public hearings in Oct 2004.

Status: Construction started
Est. Cost ($ million): 140
First Entry: Mar 1998
Project ID: 355
Start: Summer 1999
Finish: 2010
Last Update: Sep 2004

North Vancouver

GVRD Capilano and Seymour Water Filtration Plant
Greater Vancouver Regional District Ph: (604) 432-6341
The largest water filtration plant in Canada, for the Seymour source, has started construction. A conventional design-build project includes an 1,800 mL/day filtration plant, twin tunnels, 7.5 km long, 18,000 hp pumping station and a 2 MW energy recovery facility, to be operational by 2007. The detailed design of the energy recovery project was awarded to Knight Piesold Consulting. Site clearing started in Sep 2003, the pumping station started construction in Jan 2004, the filtration plant began construction in Mar 2004 and tunnelling will begin in Spring 2005. Project management services awarded to Liaicon and Associates Inc.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 83
Start: Sep 2003
Finish: Summer 2007
Last Update: Jun 2004

Pitt Meadows

CP Business Park
Canadian Pacific Ph: (604) 465-5454 (Pitt Meadows)
100 acre business park on the former CP Rail land to be built in 2 to 3 phases. Phase 1 is a 250,000 sq ft Western Grocers distribution centre.

Status: Construction started
Est. Cost ($ million): 35
First Entry: Sep 2002
Project ID: 629
Start: Oct 2003
Finish: 2005
Last Update: Jun 2004

Pitt Meadows

Meadowtown Centre
ONNI Group of Companies Ph: (604) 602-7711
41 acre retail commercial development consisting of two phases in 19800 block of Lougheed Hwy. Phase 1: 450,000 sq ft. Phase 2: 70,000 sq ft. Real Canadian Superstore began construction in early 2004. A Cineplex Odeon theatre, containing 10 theatres and a food court, are also under construction.

Status: Construction started — Start: Jan 2003
Est. Cost ($ million): 70 — Finish: Fall 2004
First Entry: Jun 2001 — Last Update: Jun 2004
Project ID: 741

Pitt Meadows

Sawyer's Landing
Mosaic Homes Ltd. Ph: (604) 685-3888
Development of 420 single- and multi-family homes on the Fraser River at Bonson Rd and Fraser Industrial Way. Plans include 30,000 sq ft of commercial development, a heritage-style main street and a 23 acre waterfront park.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 30 — Finish: Late 2005
First Entry: Dec 1999 — Last Update: Sep 2004
Project ID: 628

Port Moody

Heritage Woods Community Development
ParkLane Homes Ph: (604) 648-1800
A 300 acre development consisting of townhouses, duplexes and single-family homes. Echo Ridge is a 66-unit, 2-storey with basement duplex development which started construction in early 2004. Construction is expected to complete in Nov 2005. Quest townhouses is a 3-storey, 130-unit townhouse development located at 2200 Panorama Dr. Construction started in Summer 2004 and is expected to complete in Jun 2005. Architect for Quest is Rositch Hemphill Architects. Creekside is a 45-unit, 2-storey with basement single-family home development which is expected to begin construction in Oct 2004. Forest Edge is a 49-unit, 2-storey with basement single-family home development which is expected to start construction in Oct 2004.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 60 — Finish: Spring 2006
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1163

Port Moody

NewPort Village
Bosa Development Corp. Ph: (604) 685-2428 (Architect)
Major residential, office and retail development totalling 1.2 million sq ft to proceed in phases at three locations on Ungless, Guildford and Ioco Rd. Phases 1 to 5, the Elgin, Burrard Low-Rise, McNair, Caledonia, and Belcarra (75-unit low-rise wood-frame building, completed in Mar 2003), are complete. The Sinclair, a 143-unit high-rise, completed in Summer 2004. Phase 7, the Sentinel, is a tower located at 290 Newport and began construction in Spring 2004. Phase 8, the Bentley, will follow Phase 7. Architect: Perkins & Co. Architecture & Urban Design.

Status: Construction started — Start: 1995
Est. Cost ($ million): 150 — Finish: Summer 2006
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 188

Port Moody

Suter Brook Development
ONNI Developments Ph: (604) 602-7711
Development on a 22 acre site containing 1,000 dwellings in 13 low-rises and 3 high-rises, the largest of which would be 20-storeys, for a total of about 1,000,000 sq ft and 3,300 sq m of office space at Ioco Rd and Murray St. Additional amenities include a fitness room, lounge, entertainment room and guest suite. Project is undergoing changes. Phase 1, which includes a 4-storey condominium building, is under construction. Future phases may include mixed-use, high-rise towers and a hotel. Architect: Graham F. Crockhart Architect Inc. Website: www.onni.com

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 15 — Finish: 2009
First Entry: Sep 1997 — Last Update: Jun 2004
Project ID: 105

Richmond

Riverport Residential Development
Legacy Park Lands Ltd. Ph: (604) 241-0700
Development includes 185 condo units, 55 rental apartments and a dormitory building, for a total of 4 buildings, on the Fraser River next to the Riverport sports and entertainment complex. Amenities include a marina, waterfront plazas and public recreational walkways. Architect: Hotson Bakker Architects.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 40 — Finish: 2006
First Entry: Dec 2003 — Last Update: Sep 2004
Project ID: 1031

Richmond

Springbrook Estates at the Hamptons Townhouse Development
Cressey Development Corp. Ph: (604) 895-0437
Development of 97 townhouse units to be constructed in three phases at 6300 Birch St, which completed in Aug 2004, 9760 Ferndale Rd and 9771 Alberta Rd (DP 02-221259). Architect: Raymond Letkeman Architect Inc. Website: www.springbrookestates.com

Status: Construction started — Start: Aug 2003
Est. Cost ($ million): — Finish: Jun 2006
First Entry: Jun 2003 — Last Update: Sep 2004
Project ID: 952

Richmond

North Fraser Marine Terminal
North Fraser Port Authority/TransLink Ph: (604) 273-1866
Terminal to service barge traffic on the North arm of the Fraser River at the site of the former Canfor Eburne sawmill on 18 ha near the Arthur Laing bridge. Warehouses (200,000 sq ft) and storage facilities are being developed. Design and development by North Fraser Terminals Inc.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 30 — Finish: Late 2005
First Entry: Mar 2003 — Last Update: Sep 2004
Project ID: 866

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Richmond

River Rock Casino Resort
Great Canadian Casino Co. Ph: (604) 276-4000 (Richmond City)
Conversion of the vacant Bridgepoint market into a 70,000 sq ft casino with approx 950 slot machine and 78 gambling tables, a hotel and other entertainment facilities. Included will be two towers containing a 225-suite hotel, 1,000-seat theatre/ conference centre, retail and restaurant complex, spa, and a marina. The first phase is the casino, which opened in late Jun 2004, and the balance of the development is following. The hotel is expected to open in early 2005, with the theatre/conference centre to complete in Spring 2005.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Mar 2003
Project ID: 877
Start: Summer 2003
Finish: Spring 2005
Last Update: Jun 2004

Richmond

Imperial Landing
ONNI Developments Ph: (604) 602-7711
Development at 4320 Moncton St includes retail space (approx 30 - 50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45 - 55,000 sq ft) and 700 units in a mix of townhomes, condominiums and single-family homes on approx 21 ha. The waterfront park and boardwalk were completed Mar 2003. Riverfront townhouses and single-family homes are under construction. Construction of The Village, 225 condominium units and twelve 2-storey homes, began in Spring 2004 and is expected to complete in Feb 2005. Architect for The Village is Killic Metz bowen Rose Architect. Approval was given in 2003 to convert the old BC Packers office building to new use as a private school (Steveston Academy), however, the project is seeking financing. A fourth area, the Maritime mixed-use area by the water, is currently under review for permitting.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Sep 2001
Project ID: 769
Start: Sep 2002
Finish: Late 2005
Last Update: Jun 2004

Richmond

Riverside Business Park
Opus Building Canada Inc. Ph: (604) 948-0023
20 acre industrial site at Riverside Way, Featherstone Way, Hwy 99 and Steveston Hwy. Includes a 138,000 sq ft self-storage building. Opus completed the 23,000 sq ft Today Trading facility. Arton Technologies completed a 26,000 sq ft research and development facility. A 70,000 sq ft, multi-tenant building is complete. Nathan Allen Glass has completed their office and manufacturing facility. KNP Headwear completed construction of a 25,000 sq ft building in Spring 2004, on lot 15. Opus completed the Grand Ballroom, a 14,500 sq ft building, in Sep 2004. Canadian Phytopharmaceuticals has started construction on a building which is expected to complete in early 2005. The remaining two lots can accommodate 20,000 sq ft to 140,000 sq ft and will be developed when leased.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2000
Project ID: 707
Start: Aug 2002
Finish: 2007
Last Update: Sep 2004

Richmond

Vancouver International Airport Expansion
Vancouver Airport Authority Ph: (604) 276-1447
Expansion plans include adding nine gates to the new international terminal, widening taxiways and other improvements over the next decade to handle an additional 15 million passengers/year. Phase 1: Construction of first building of west chevron to start late 2004. Phase 2: Expansion of west chevron to include second building, to follow construction of Phase 1. Screening Project (security project), a $100 million project to include renovations and purchase of new high technology, is under construction and expected to complete Summer 2005. A $24 million upgrade of the Domestick Terminal's A Pier was completed in Jun 2004. A $30 million upgrade to the south airfield began construction in Jun 2004.

Status: Construction started
Est. Cost ($ million): 1400
First Entry: Jun 1999
Project ID: 578
Start: Apr 2000
Finish: 2010
Last Update: Jun 2004

Richmond

Richmond Senior Secondary School
School District 38 (Richmond) Ph: (604) 668-6000
Replacement of existing building with a 2-storey 11,930 sq m new school to hold 1,200 students. Construction of new school completed Dec 2003 and was occupied in Jan 2004. The demolition of old school and construction of new playing fields began in Dec 2003 and is expected to complete in late 2004. Architect: Advanced Architecture Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 1998
Project ID: 475
Start: Summer 2002
Finish: Late 2004
Last Update: Sep 2004

Richmond

Aberdeen Mall Expansion and Hotel
Fairchild Property Group Ph: (604) 270-7287
New mall at Cambie Rd and Hazelbridge Way which contains 3-storeys and approx 380,000 sq ft with more than 400 shops and an additional 2,220 parking spaces. The mall and parkade are complete. The development permit has been approved for a 114-unit condominium and construction is expected to begin in Fall 2004. Rezoning is required. Architect: Bing Thom Architects Inc.

Status: Construction started
Est. Cost ($ million): 135
First Entry: Dec 1997
Project ID: 115
Start: Fall 2002
Finish: Jun 2005
Last Update: Sep 2004

Richmond

The Palms
Bosa Ventures Ph: (604) 299-1363
400,000 sq ft residential development at 8471 Bennett Rd. Phase 1, the Monaco (16-storeys,116-units), is complete. Phase 2, the Fontarra, (six cluster groups of thirty, 3-storey townhouses) is complete. Phase 3, the Coronado, a 16-storey structure with 155 units, completed in Jun 2003. Phase 4, a 5-storey concrete structure with approx 90 units, named the Monte Carlo, is under construction. Architect: Jan H. Timmer Architecture Ltd.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Dec 1997
Project ID: 107
Start: 1998
Finish: Fall 2004
Last Update: Jun 2004

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Richmond

Hamptons Apartment Development
Cressey Development Corp. Ph: (604) 683-1256
450,000 sq ft of development on five sites. Development of four structures containing 410 apartment units located at 6260 and 6340 Garden City Rd. Phase 1 (The Hamptons - 97-units) and 2 townhomes, located at 6388 Alder St, are complete. Phases 3 (30-units) and 4 (19-units): located at 6300 Alder St completed in Apr 2002. The Katsura and Sequoia residential towers are currently under construction. The Magnolia, a 16-storey, 110-unit building, began construction in Summer 2004. Casuarina will be the final tower constructed and pre-selling will begin in Oct 2004. Website: www.hamptonspark.com

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 20 — Finish: Late 2005
First Entry: Sep 1997 — Last Update: Sep 2004
Project ID: 110

Squamish

The Spectacle at Highland Village
Westmana Development Corp. Ph: (604) 687-7066
Development plans include 72 condominiums in a 4-storey building located at 40437 Tantalus Rd. Plans also include 18,500 sq ft of commercial space on the bottom floor, as well as a fitness centre, games room and a 3,000 sq ft roof garden. The contractor is Ventana Construction. Architect: Studio One Architecture. Website: www.SpectacleHomes.com

Status: Construction started — Start: Jul 2004
Est. Cost ($ million): 20 — Finish: Oct 2005
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1186

Squamish

Upper Mamquam Hydroelectric Project
Canadian Hydro Developers Ph: (403) 269-9379
Run-of-river electricity project on the Mamquam River to produce 25 MW of electricity.

Status: Construction started — Start: Nov 2003
Est. Cost ($ million): 35 — Finish: Spring 2005
First Entry: Dec 2000 — Last Update: Jun 2004
Project ID: 712

Squamish

Sea-to-Sky University at Squamish
Howe Sound Education Foundation Ph: (604) 878-6320
Undergraduate university on 283 acre site near the Garibaldi Highlands. Campus includes academic buildings, student and faculty housing, and cultural, recreational and commercial facilities. Construction has begun on a $3 million bridge over the Mashiter Creek which will connect the university to Garibaldi Highlands (awarded to Coquitlam Ridge Construction Ltd.). Campus construction will begin in Fall 2004 and be complete in time for a Sep 2006 opening. Sale of market-housing lots is targeted for Fall 2004. Phase 1 of the market-housing could include 135 single- and semi-detached lots and multi-family parcels - First Cambridge Capital Inc. will develop and own the first parcel of 19 ha. Architects: Hotson Bakker Architects/Ramsay Worden Architects.

Status: Construction started — Start: Mar 2004
Est. Cost ($ million): 120 — Finish: 2008
First Entry: Sep 2000 — Last Update: Sep 2004
Project ID: 694

Squamish

Garibaldi Springs Golf & Country Club
Newport Ridge Golf Ltd. Ph: (604) 925-8928
A golf course, clubhouse and 140-unit hotel plus 106 townhouse units and 15,000 sq ft of commercial space. Phase 1, 46 townhouses, began construction Jun 2003 and completed in Jun 2004. Phase 2, 60 townhouses, began construction in May 2004. The 18-hole golf course was completed and open in July 2004. Negotiations for a partnership to develop the hotel is complete and construction is to begin by early 2005 for completion later the same year.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Late 2005
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 122

Surrey

Solay Townhouses
Adera Development Corp. Ph: (604) 684-8277
3-storey townhouses containing 175 units located at 15168 - 36th Ave. Additional amenities include a 2-storey recreation centre, outdoor pool, and fitness centre.

Status: Construction started — Start: Feb 2004
Est. Cost ($ million): 25 — Finish: Sep 2005
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1167

Surrey

Terrane Townhouses
Lakewood Group Developments Ltd. Ph: (604) 590-8444
Townhouse development at Scott Road and 68th Ave, 191 units in 4-storey buildings. Additional amenities include an amenity building of 5000 sq ft. Website: www.lakewood.ca

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 30 — Finish: Spring 2006
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1215

Surrey

Fraser River Port Expansion
Fraser Surrey Docks Ltd./Fraser Port/IDC Distribution Services Ltd. Ph: (604) 524-6655
Upgrade and expansion to the Fraser Surrey Docks. Phase 1 will see capacity increased to 415,000 TEUs, to be completed by Summer 2005 and includes purchasing two new gantry cranes, for a total of five. Phase 2 will proceed if container demand continues to grow, and will see capacity increase to 600,000 TEUs. The construction of an intermodal yard is planned, with site preparation currently underway. Finish date is for Phase 1. Website: www.fraserportauthority.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 190 — Finish: Summer 2005
First Entry: Jun 2004 — Last Update: Sep 2004
Project ID: 1107

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Surrey

Simon Fraser University - Surrey Campus
Simon Fraser University Ph: (604) 291-3394
New SFU campus is being built in Surrey by outfitting and occupying a 20-storey office tower (Central City building), which was previously meant to house ICBC and the Technical University of BC. Project will be completed in phases. Phase 1A, outfitting two floors, finished construction in Aug 2004. Phase 1B, which consists of 125,000 net sq ft including the podium, galleria and mezzanine (which consists of the library, bookstore, theatre and some classrooms), is in the design and development stage and will go to tender in Spring 2005. Phase 2, which consists of constructing office, classroom and lab space on the fourth and fifth floor of the galleria (approx 40,000 sq ft), is in the programming stage.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 70 — Finish: Sep 2007
First Entry: Jun 2004 — Last Update: Sep 2004
Project ID: 1109

Surrey

Access Lofts and Condos (100 - 10866 City Parkway)
Intracorp Developments Ph: (604) 801-7000
A four phase 265-unit condominium project. The buildings are 5-storeys high, with the 5th storey providing a loft component for units on the 4th floor. Phase 1 and 2 are completed. Phase 3, which has 91 units, and Phase 4 are currently under construction. Architect: W.M. Moroz.
Website: www.accessliving.ca

Status: Construction started — Start: 2000
Est. Cost ($ million): 35 — Finish: Summer 2006
First Entry: Mar 2004 — Last Update: Sep 2004
Project ID: 1058

Surrey

Fraser Downs Casino and Entertainment Complex
Orangeville Raceways Ph: (604) 591-4441 (City of Surrey)
Slots casino and entertainment complex at the Fraser Downs harness racetrack in Cloverdale. Council has approved the plan to install 200 slot machines. Plans are to install the slot machines in a temporary facility while a new facility is being built.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 30 — Finish: Summer 2005
First Entry: Jun 2003 — Last Update: Jun 2004
Project ID: 943

Surrey

Sussex House Condominiums
Rykon Group Ph: (604) 535-1923
Four concrete mid-rise towers in White Rock will include 148 homes at 15076 North Bluff Rd. The first building containing 38-units was completed in early 2004, and the second tower containing 28-units completed in Summer 2004. The third tower, 28-units, and the fourth tower, 60-units, are currently under construction. Architect: Robert Ciccozzi Architecture Inc.. Website: www.sussexhousewhiterock.com

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 45 — Finish: Fall 2005
First Entry: Jun 2003 — Last Update: Sep 2004
Project ID: 966

Surrey

Seniors Retirement Facility
Elim Housing Society Ph: (604) 930-2475
Ten structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on an 18 acre site in the 9000 block at 160th St. First phase: 14 duplexes completed and a 42-unit apartment building completed. 18 duplexes and 2 apartment buildings (49- and 42-units) are complete. 22 townhomes completed in Jul 2003. A 110-unit assisted living complex began construction in Jun 2004. Two independent living buildings, of 45- and 25-units, will begin construction in Fall 2004. Additional phases will be developed over the next 4 years. Architect: OCA Architects.

Status: Construction started — Start: Sep 2000
Est. Cost ($ million): 75 — Finish: 2007
First Entry: Jun 1999 — Last Update: Jun 2004
Project ID: 567

Surrey

104 Avenue Centre
Donald Pitt Ph: (604) 736-4847 (Construction Manager)
6 ha site, 253,000 sq ft commercial development at 104th Ave between 140th and 144th Streets was started as a shopping mall (known as the Asian Centre) but placed on hold in 1999. It is now being redeveloped by a new owner partly as office space.

Status: Construction started — Start: Late 2003
Est. Cost ($ million): 50 — Finish: Summer 2005
First Entry: Dec 1997 — Last Update: Jun 2004
Project ID: 128

Surrey

Guildford Park Place Garden Apartments
Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Multi-phase apartment complex at Guildford Park Place. Phase 1, the Stanley, is complete. Construction is underway on Phase 2: ten 4-storey structures totalling 152,000 sq ft, and will complete Spring 2005. Phase 3 is four 15-storey structures totalling 187,000 sq ft. The timeline has yet to be determined for Phase 3. Architect: Kirkor Architects & Planners.

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 30 — Finish: Late 2005
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 199

Vancouver

Montreux Artist Residences
Bastion Development Corp. Ph: (604) 731-3500
81-unit, 9-storey condominium development and 11 commercial spaces, located at 2055 Yukon. Architect: Hancock Bruckner Eng & Wright.
Website: www.montreux.living.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Nov 2005
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1216

Vancouver

UNO Residential and Commercial Development
Intracorp Developments Ph: (604) 801-7000
An 11-storey apartment building with 110-units and 3-storey townhouses at the corner of 11th and Kingsway. Plans also include 7,000 sq ft of retail space occupied by an Oni One store. Architect: Busby & Associates.
Website: www.unoliving.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Fall 2005
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1165

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Vancouver

Freesia Condominium Development
Magellen Developments (20/20) Inc. Ph: (604) 228-2020
Development of a 19-storey (132,000 sq ft), 185-unit concrete condominium building located at 1082 Seymour at Seymour and Helmcken. Architect: Lawrence Doyle Architects. Website: www.freesialiving.com

Status: Construction started
Est. Cost ($ million): 52
First Entry: Jun 2004
Project ID: 1147
Start: Jun 2004
Finish: Summer 2006
Last Update: Jun 2004

Vancouver

Grosvenor Retail and Residential Development —485 West Eight Avenue
Grosvenor Canada Ltd. Ph: (604) 683-1141
A combined retail and residential complex at 455 W. 8th Ave. Project includes 91 live-work units above 210,000 sq ft of commercial and retail space. Two of the major tenants include Save-On Foods and Winners.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1053
Start: Summer 2004
Finish: Early 2006
Last Update: Sep 2004

Vancouver

Koret Lofts
Worthington Properties Inc. Ph: (604) 899-6063
A 6-storey, 118-unit condominium building located at 55 E. Cordova St. Project is a renovation of an existing heritage building. Website: www.koretlofts.com

Status: Construction started
Est. Cost ($ million): 40
First Entry: Jun 2004
Project ID: 1118
Start: Summer 2004
Finish: Jun 2005
Last Update: Sep 2004

Vancouver

Liberta - West Point Grey Residential Development
Amacon Ph: (604) 602-7700
40 townhomes and fourteen 3-level duplex homes located on UBC's endowment lands at 2780 Acadia St. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1143
Start: Summer 2003
Finish: May 2005
Last Update: Jun 2004

Vancouver

Beulah Gardens - 2001 Cassiar Street
L.P.A. Development & Marketing Ltd. Ph: (604) 736-5546
299-units of housing for seniors to be developed in three phases beginning with 96 units at the east side of the site, followed by 89 units at the center of the site and finally 188 units along Rupert St. The project includes 130 underground parking spaces. Architect: Hulbert Group.

Status: Construction started
Est. Cost ($ million): 38
First Entry: Sep 2003
Project ID: 988
Start: Sep 2004
Finish: 2008
Last Update: Sep 2004

Vancouver

Robson & Richards - 488 Robson Street
H. Tjoa Ph: (604) 913-8303
A 17-storey high-rise residential building located at 488 Robson St. The building will include 92 residential units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. Architect: Hancock Bruckner Eng & Wright.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 2003
Project ID: 1017
Start: Early 2004
Finish: Spring 2006
Last Update: Sep 2004

Vancouver

The Bentley Condominium Tower
Polygon Homes Ph: 604) 683-4376 (Architect)
A 25-storey, 150-unit condominium complex at 1001 Homer. Architect: Hancock Bruckner Eng & Wright. Project Manager: Intertech Construction.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 980
Start: Jul 2003
Finish: Aug 2005
Last Update: Sep 2004

Vancouver

The Hudson - 610 Granville Street
WFC & MDC Development Corp. Ph: (604) 694-1610
A 35-storey mixed-use retail, office, and live-work residential building with a total of 404 dwelling units, and seven levels of underground parking. The project includes the retention of two heritage building facades. Website: www.hudson610.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2003
Project ID: 986
Start: Summer 2003
Finish: Spring 2005
Last Update: Jun 2004

Vancouver

L'Aria on Robson
DTKH Robson Developments Ph: (604) 736-9711
A 13-storey concrete, residential and commercial building at 522 Robson. The project includes 82 residential suites, a fitness studio, and 3 floors of commercial space. Architect: W. T. Leung Architects Inc.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 947
Start: Jun 2003
Finish: Fall 2004
Last Update: Sep 2004

Vancouver

Pintura Residential Development
Intracorp Developments Ph: (604) 801-7000
The Pintura at 1530 W. Eight Ave in Vancouver includes 49 apartments and executive penthouses, and 10 townhomes. Architect: Nigel Baldwin Architects.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 941
Start: Early 2004
Finish: Fall 2005
Last Update: Mar 2004

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Vancouver

The Beach Crescent Neighbourhood - False Creek North Shore
Concord Pacific Ph: (604) 899-8800
As part of Concord Pacific's North Shore Development, the Beach Neighbourhood in North False Creek is expected to include over 2,100 residences in a combination of towers and low-rise buildings. The neighbourhood will include a marina, childcare facility and 10 acres of parkland. Construction is complete on the first tower, West One, which has 38-storeys, the Waterford, located at 1499 Homer, and Azura 1 and 2. Kings Landing is under construction, at the 600 block of Beach, and consists of two 22-storey towers and townhomes and will provide 120 units. It will be complete in Jul 2005. Parkwest Tower 1 at the 600 block of Beach Cres, a 31-storey tower with 250 units, is under construction and expected to be complete Dec 2004. Parkwest Tower 2, at the 700 Block of Beach Cres, is a 31-storey tower with 250 units, and is expected to be complete Summer 2005. The Aqua at the Park, located at the 1400 block of Seymour, is expected to be complete in Summer 2005, and will consist of 26-storeys and 187 units. The two towers named Icon (11- and 16-storeys) are currently being marketed and excavation began in Spring 2004 for completion in Spring 2006. Two additional towers, named The Max and Max 2, will be built between Icon and the waterfront, and are under construction, with completion expected in Summer 2005.

Status: Construction started
Est. Cost ($ million): 3000
First Entry: Jun 2003
Project ID: 951
Start: 2002
Finish: Spring 2006
Last Update: Sep 2004

Vancouver

Port of Vancouver Container Expansion Project
Vancouver Port Authority Ph: (604) 665-9337
The Port of Vancouver will add an extra 425,000 Twenty foot Equivalent Units of containers (TEUs) at the port's two Burrard Inlet container terminals, Centerm and Vanterm, for a new total capacity at the Port of Vancouver of 1.97 million TEUs by 2005. This represents the first step in the VPA's overall plan to reach 4 million TEUs of capacity by 2020. By 2005, the added capacity at Vanterm and Centerm will create 1,400 new direct jobs. The throughput capacity of the facilities is expanding on the existing footprints. Vanterm will have its current capacity increased by 100,000 to 600,000 TEUs. Centerm will have its current capacity increased from 340,000 to 720,000 TEUs. Construction began at Vanterm with expansion plans at Centerm finalized in Mar 2004. Centerm is currently going through the permitting process and public consultation, and is expected to start in late Oct 2004. Plans for increasing capacity at Lynnterm, a break-bulk facility on the north shore of the harbour, by converting it to accommodate containers, would add 420,000 TEUs of capacity by 2007 and include an upgrade of its caisson berth. No start dates have been set for Lynnterm. See separate entry for Roberts Bank Container Terminal 2 and Deltaport Expansion (Delta). Website: www.portvancouver.com

Status: Construction started
Est. Cost ($ million): 130
First Entry: Mar 2003
Project ID: 874
Start: Jun 2003
Finish: 2007
Last Update: Sep 2004

Vancouver

Taylor Residential Tower - 550 Taylor Street
Pinnacle International Development Corp.
Ph: (604) 683-4376 (Architect)
26-storey residential tower containing 233-units and 22 townhomes. Architect: Hancock Bruckner Eng & Wright Architects.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Mar 2003
Project ID: 902
Start: October 2003
Finish: Summer 2005
Last Update: Jun 2004

Vancouver

UBC - Chemical/Bio Engineering (including Clean Energy Research Centre)
University of British Columbia Ph: (604) 822-2287
Teaching facilities are being developed in the new Chemical and Biological Engineering Building. The project was tendered in Dec 2003 and construction began in Spring 2004. Architect: Bunting Coady/Diamond Schmitt.

Status: Construction started
Est. Cost ($ million): 38
First Entry: Mar 2003
Project ID: 893
Start: Spring 2004
Finish: Aug 2005
Last Update: Jun 2004

Vancouver

UBC - Institute for Computing Information & Cognitive Systems (ICICS)
University of British Columbia Ph: (604) 822-2287
Project intends to develop and facilitate research in interactive information systems, to include classrooms, laboratories and other related facilities to strengthen interdisciplinary research links between computer science, electrical, computer and mechanical engineering, medicine and health care, educational technology, psychology, commerce, process industries and utility systems. The Lecture Pavillion and the main building are nearly complete. Architect: Hotson Bakker Architects/Bregman Haman.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2003
Project ID: 894
Start: Fall 2002
Finish: Oct 2004
Last Update: Sep 2004

Vancouver

UBC Computer Science Building, Electrical and Computer Engineering Bldg
University of British Columbia Ph: (604) 822-2287
New facility for Electrical and Computer Engineering will be located in an addition to the north of the existing McLeod Building, which is the current home of the department. Architects: Omicron/Architects Alliance.

Status: Construction started
Est. Cost ($ million): 26
First Entry: Mar 2003
Project ID: 892
Start: Summer 2003
Finish: Oct 2004
Last Update: Sep 2004

Vancouver

Vancouver General Hospital Academic Ambulatory Care Centre
Access Health Vancouver Partnership Ph: (604) 375-3677
Public-private partnership to build a centre to coordinate outpatient services and provide physician practice offices, medical education areas, and related activities to support 600 medical professionals and 600,000 annual patient visits. The 11-storey, 365,000 sq ft centre would replace several older buildings at Oak and W. 12th Ave. The Urban Design Panel reviewed the design in Jul 2004 and construction is underway. Website: www.partnershipsbc.ca

Status: Construction started
Est. Cost ($ million): 95
First Entry: Mar 2003
Project ID: 928
Start: Sep 2004
Finish: Summer 2006
Last Update: Sep 2004

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Vancouver

Yaletown Park - 977 Mainland
Wall Financial Corp. Ph: (604) 893-7136
Project site is the block bounded by Homer, Smithe, Mainland and Nelson Streets. It includes 3 properties with a total area of 114,409 sq ft and a 17,000 sq ft urban park. Plans include three towers (34-, 32-, and 30-storeys) with a 3- to 7-storey base that includes 23 townhouses (for a total of 880 dwelling units), 2,500 sq ft of retail space in two units, and three levels of underground parking for 965 vehicles. Architect: Buttjes Architects Inc. Website: www.yaletownpark.com

Status: Construction started
Est. Cost ($ million): 100
First Entry: Mar 2003
Project ID: 885
Start: Summer 2004
Finish: Early 2007
Last Update: Sep 2004

Vancouver

Callisto Residential Building - Coal Harbour
Delta Land Developments Ph: (604) 893-8880
Townhomes and a 35-storey tower in Coal Harbour at 1281 W. Cordova to include 130 units. Additional amenities include a pool, fitness room and media room. Architect: Hancock Bruckner & Eng Architects.

Status: Construction started
Est. Cost ($ million): 110
First Entry: Dec 2002
Project ID: 950
Start: Late 2002
Finish: Late 2004
Last Update: Sep 2004

Vancouver

Paramount Place - 900 Burrard Street
Wall Financial Corp. Ph: (604) 299-1363
25-storey building: 10-storeys for entertainment areas, including a Famous Players 9-screen theatre, IMAX, restaurants and other facilities, and 14-storeys for residential units at Burrard, Smythe and Hornby Streets. The theatres will be completed in Fall 2004 and the residential areas will be complete in Spring 2005.

Status: Construction started
Est. Cost ($ million): 125
First Entry: Dec 2002
Project ID: 844
Start: Mar 2003
Finish: Spring 2005
Last Update: Mar 2004

Vancouver

UBC Library Expansion - Irving K. Barber Learning Centre
University of British Columbia Ph: (604) 822-3131
Expansion of the main campus library to be called the Irving K. Barber Learning Centre which will be constructed around the core of the Main Library to add 200,000 new sq ft of inside floor space and 46,000 sq ft of renovated floor space, fully equipped to support wireless technology both inside and out. Demolition and site preparation are complete and construction began in early Jan 2004. Architect: Ledcor Industries Ltd.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 862
Start: Early 2004
Finish: May 2006
Last Update: Mar 2004

Vancouver

1280 Richards
James Schouw Ph: (604) 681-1000
26-storey residential tower and 3 levels of underground parking at 1280 Richards. Construction is underway.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2002
Project ID: 814
Start: Apr 2004
Finish: Early 2006
Last Update: Jun 2004

Vancouver

Sterling at 1050 Smithe Street
Bonnis Development Corp. Ph: (604) 618-1600
Apartment tower with 21-storeys above and 5-storeys below ground, for a total of 129 units. Architect: Studio One Architects. Website: www.sterlingliving.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 2002
Project ID: 800
Start: Mar 2003
Finish: Spring 2005
Last Update: Jun 2004

Vancouver

UBC - Life Sciences Centre
University of British Columbia Ph: (604) 822-0195
Development of a 5-storey 550,000 sq ft Life Sciences Centre for teaching and advanced research at the University of British Columbia. The main floor teaching areas completed construction in Aug 2004. Laboratory space is on schedule to complete in late 2004 and the Level 3 laboratory and vivarium are expected to complete in Summer 2005. Architect: Bunting Coady Architects.

Status: Construction started
Est. Cost ($ million): 105
First Entry: Dec 2001
Project ID: 779
Start: Oct 2002
Finish: Summer 2005
Last Update: Sep 2004

Vancouver

The Spectrum Residential/ Commercial Development
Concord Pacific Group Ph: (604) 681-8882
Development of a 145,000 sq ft Costco store and four residential towers set atop, ranging from 26- to 32-storeys, containing 900 housing units and various amenities, such as a swimming pool, with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with businesses, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture. The first residential tower of four built will be started in Spring 2005. Architect: Busby & Associates. Website: www.myspectrum.ca

Status: Construction started
Est. Cost ($ million): 200
First Entry: Jun 2001
Project ID: 749
Start: Summer 2004
Finish: Jun 2007
Last Update: Sep 2004

Vancouver

BC Cancer Research Centre
BC Cancer Agency Ph: (604) 877-6103
Development of a fully-integrated, 14-storey, 231,000 sq ft cancer research centre including genome sequencing labs at 675 West 10th Ave near the Vancouver General Hospital. The building will include space for offices, administration, a restaurant, auditorium, research library, and eight laboratories; enough to accommodate 600 staff and 60 principal scientists.

Status: Construction started
Est. Cost ($ million): 90
First Entry: Sep 1999
Project ID: 600
Start: May 2002
Finish: Fall 2004
Last Update: Jun 2004

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Vancouver

Broadway Tech Centre
Bentall Corp Ph: (604) 661-5000
Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. The first two buildings at 2985 and 2955 Virtual Way are completed. 2925 Virtual Way is the next building planned, and will begin construction once a tenant has been found. Phase 2 consists of four 4-storey buildings with a total of 460,000 sq ft of commercial office and warehouse space. Architect: Bunting Coady Architects.

Status: Construction started — Start: 2002
Est. Cost ($ million): 80 — Finish: 2007
First Entry: Mar 1999 — Last Update: Sep 2004
Project ID: 555

Vancouver

1176 Seymour Brava Towers
Amacon Group Ph: (604) 893-7131
Two residential towers (33- and 22-storeys) located at Seymour and Davie will have a combined total of 450,000 sq ft in 439 condominium units and 17,000 sq ft of commercial space at ground level. Architect: Buttjes Architects Inc.

Status: Construction started — Start: Late 2002
Est. Cost ($ million): 65 — Finish: Late 2004
First Entry: Sep 1998 — Last Update: Sep 2004
Project ID: 456

Vancouver

Champlain Mall Redevelopment
PCI Group/Palladium Group Ph: (604) 684-1151
Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, a 100,000 sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Redevelopment includes a public library and police office on 16.5 acre site. Residential component will be constructed in phases. Phase 1 included Parcels A to E, and is complete. Architect for the residential component of Phase 1 was W.T. Leung Architects, and for the commercial part it was Hewitt Kwasnicky Architects Inc. Part of Phase one included forty 3-storey townhouse units. Phase 2, Parcels F and G, consisting of 4-storey condominiums and stacked townhouses, is currently under construction. Architect for Phase 2 is Burrowes Huggins Architects.

Status: Construction started — Start: May 2002
Est. Cost ($ million): 35 — Finish: Apr 2005
First Entry: Sep 1998 — Last Update: Sep 2004
Project ID: 457

Vancouver

488 Robson Street Development
Peak Performance Ph: (604) 683-4376 (Architect)
A proposed 17-storey, mixed-use building containing 92 dwelling units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. Development permit approved. Architect: Hancock Bruckner Eng & Wright Architects.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Fall 2005
First Entry: Mar 1998 — Last Update: Sep 2004
Project ID: 382

Vancouver

Bayshore Gardens
Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Dr (W. Georgia and Denman St). Consists of residential buildings: 1710, 1790 (Phase 1) , 1717, 1777 (Phase 2), 1680 (Phase 4), and 1650 (Phase 5) Bayshore Dr. The first four phases are complete. Phase 5, a 19-storey, 11,190 sq m tower at 1650 Bayshore, completed in Sep 2003. Phase 6, located at 1616 Bayshore Dr, consists of a 25-storey residential tower, 6 townhouses along Bayshore Dr and an 8-storey building along Cardero St. Also includes non-market housing units, retail shops and a daycare facility. It began construction in Jan 2004 and is expected to complete in Dec 2005. Architect for Phase 6 is Downs-Archambault. Website: www.bayshoregarden.com

Status: Construction started — Start: 1996
Est. Cost ($ million): 400 — Finish: Late 2005
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 243

Vancouver

Citygate Complex
Bosa Development Corp. Ph: (604) 294-0666
Development of a site between Main and Quebec Streets at the east end of False Creek. Will include 1,000 residential units, retail and office space in seven high-rises and a series of low-rises. Eight phases: Phase 3, Station Place, and Phase 5, the Viceroy, are complete. Phase 6: The Brighton, consisting of 145-units, completed in late Sep 2004. Phase 7: Social housing has been completed. Phase 8: Construction began Mar 2004 and will include 77 units. Phase 9: 22-storey, 167-unit residential tower is in the approvals stage and expected to start construction in Spring 2005. Architects: Perkins & Co. Architecture & Urban Design Inc.

Status: Construction started — Start: 1989
Est. Cost ($ million): 100 — Finish: Summer 2006
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 235

Vancouver

Coal Harbour Redevelopment
Marathon Developments Inc./Ledcor Industries/Aspac Developments
Ph: (604) 893-8880
A multi-year project in three phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units. Expected to house 3,500 residents when fully built. First two phases are complete. Phase 3: five apartment buildings - all of which, the Avila (21-storey), the Bauhinia, the Escala tower (28-storey), the Cascina (25-storey) and Denia (20-storey), are complete. One 350-berth marina and the Coal Harbour Community Centre are completed. Shaw Tower (489 ft tall) on the Burrard Landing site is 532,000 sq ft, 40-storeys above grade with 130 residential units on the upper 26 floors and offices on the lower 14 floors. The $150 million tower, being developed by Ledcor Industries, is under construction and expected to complete in Fall 2004 -the architect is James K. Cheng. Aspac Developments has started construction on Harbour Green Place, consisting of 3 towers 23-, 29- and 35-storeys. One Harbour Green at 1169 W. Cordova began construction late Fall 2003 and is expected to complete Nov 2005. Two and Three Harbour Green will be scheduled according to the market. Website: www.waterfrontplace.com

Status: Construction started — Start: 1992
Est. Cost ($ million): 1000 — Finish: 2007
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 240

Vancouver

Collingwood Village Condominiums
Concert Properties Ltd. Ph: (604) 688-9460
Development on Vaness adjacent to Joyce St Skytrain station. Total development will include 2,800 residential units on 14 ha to be developed in phases. Completed towers and low-rises in the first three phases include the Melbourne, Alexander, McGregor, Wessex Gate, Earl's Court, Remington, Centro, Bradford, Emerald Park Place, Amberleigh, Millenio, and Nexus (which completed in Aug 2003). Phase 4: the Latitude, a 24-storey concrete high-rise with 244 units, is located at 3663 Crowley Dr. It started construction in Jun 2003 and is scheduled to complete in Mar 2005. Architect for Latitude is Rafii Architects Inc & Henry Richard Architect. The Urba, a 26- and 4-storey building which will contain 252 units and be located at 5380 Oben St, is under construction and expected to complete in Nov 2005. Plans also include 267 parking spaces in four levels of underground parking. Architect for Urba is Lawrence Doyle Architects Inc. & Henry Richard Architect. The Brio is a low-rise building which will also be constructed. The last tower, Circa, will contain 205-units and 192,300 sq ft of condominium and townhouse space in a 22-storey building on Crowley Dr. Additional amenities include 248 parking spaces in two levels of underground parking and an amenity facility which will contain a lounge, kitchen and gym. Construction is expected to begin in Dec 2004. Architect for Circa is Lawrence Doyle Architect Inc. & Richard Henry Architect. Development also includes the Collingwood Neighbourhood House, which includes an 8,000 sq ft gym and 69-space daycare centre, community police station and Collingwood Elementary School, which are complete.

Status: Construction started — Start: 1994
Est. Cost ($ million): 100 — Finish: Nov 2006
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 225

Vancouver

Portico Condominium Development
Bosa Development Corp. Ph: (604) 294-0666
Development located at 2198 Granville St on a 6 acre site and at 2298 Granville St which includes two 11-storey towers, a 13-storey tower, a 5-storey building comprising fourteen 2-1/2 storey townhouses and 6-storey mid-rise, and some commercial units. Phase 1: two 11-storey towers are built. Phase 2: The Siena, a 15-storey tower and a 5-storey, 14-unit townhouse building was completed Summer 2003. Phase 3 (final phase): The Verona, a 19-storey tower and 5-storey mid-rise apartments is under construction for completion late 2004. Architect: Perkins & Co. Website: www.sienaofportico.com

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 125 — Finish: Late 2004
First Entry: Dec 1997 — Last Update: Jun 2004
Project ID: 148

Vancouver Area

UBC - University Town
University of British Columbia Ph: (604) 822-6400
Eight neighbourhoods are currently being planned for the UBC Endowment Lands. Public forums are ongoing. The neighbourhoods will include residential, commercial and institutional buildings. Neighbourhood Plans have been approved for the Mid-Campus (Hawthorn Place) and Theological (Chancellor Place) neighbourhoods and construction is underway. The University Boulevard Neighbourhood Plan, which will include a below-ground transit station, relocation of the Empire Pool, rental market housing, commercial and academic space, was adopted in Jan 2004. The neighbourhood plan for the East Campus Neighbourhood has received approval-in-principle. Planning has not begun on the Thunderbird and Gage South neighbourhoods. The North and South Campus neighbourhoods are in the planning and consultation process. Website: www.universitytown.ubc.ca

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 100 — Finish: Summer 2015
First Entry: Sep 2003 — Last Update: Sep 2004
Project ID: 1008

West Vancouver

Seascapes Townhouses
United Properties Ltd. Ph: (604) 736-3864
100-units of 2- and 3-storey townhouses to be built in four phases on Ansel Pl. Phase 1, 24 townhouses, completed in Summer 2004, and Phase 2 is under construction. Architect: Studio One Architects. Website: www.seascapestownhomes.com

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 48 — Finish: 2007
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1176

West Vancouver

StoneCliff Residential Development
Concert Properties Ltd. Ph: (604) 602-3713
Three 15-storey residential towers to be built above the Upper Levels Hwy. Construction completed on tower 1 in Summer 2004, and has started on tower 2. Phase 3, which also includes a 3,300 sq ft amenity building to contain a fitness centre and whirlpool, is scheduled for an early 2005 start and completion in Sep 2005. Architect: Howard Bingham Hill Architects. Website: www.DiscoverStoneCliff.com

Status: Construction started — Start: Apr 2003
Est. Cost ($ million): 45 — Finish: Late 2005
First Entry: Sep 2002 — Last Update: Sep 2004
Project ID: 837

West Vancouver

Whitby Estates
British Pacific Properties Ph: (604) 926-3482
Phased development of 124 single-family and 128 multi-family units on two sites of a 104 acre property on Folkstone Rd. Construction is nearing completion. Architect: Neale Staniszkis Doll Adams Architects.

Status: Construction started — Start: 1999
Est. Cost ($ million): 40 — Finish: Fall 2004
First Entry: Dec 1999 — Last Update: Jun 2004
Project ID: 632

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Whistler

Nita Lake Lodge
David Ehrhardt/John Haiback/Bryce Chapman Ph: (604) 938-4270
A 4-storey, 80-room hotel with a restaurant and lounge. Plans also include a train station, employee housing, and 14 single-family homes. Architect: IBI Group Architects.

Status: Construction started — Start: Late 2003
Est. Cost ($ million): 56 — Finish: Aug 2005
First Entry: Mar 2004 — Last Update: Sep 2004
Project ID: 1085

Whistler

Pan Pacific Village Centre
Intrawest Properties Ltd. Ph: (604) 669-9777
Development of a 9-storey, 83-suite hotel in Whistler Village. Additional amenities include a lounge, 25 yard lap pool, 2 hot tubs, 3 spa suites, workout facilities and 930 sq ft of meeting space.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Early 2005
First Entry: Jun 2003 — Last Update: Jun 2004
Project ID: 948

Whistler

Four Seasons Private Residences - Discovery Centre
Intrawest Properties Ltd. Ph: (604) 669-9777
37-unit strata luxury suites and hotel at the base of Blackcomb Mountain, next to the Four Seasons Resort, to be managed by Four Seasons.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 36 — Finish: Dec 2004
First Entry: Mar 2003 — Last Update: Jun 2004
Project ID: 920

Whistler

Creekside Residential Development
Intrawest Properties Ltd. Ph: (604) 669-6300
Creekside redevelopment includes 3 residential buildings - Legends and the First Tracks Lodge are complete. Club Intrawest is expected to start construction in Spring 2005. Franz's Trail, a commercial development, is complete, as well as a parkade. Note: See related project - Spring Creek at Whistler.

Status: Construction started — Start: Apr 2000
Est. Cost ($ million): 200 — Finish: 2006
First Entry: Jun 1998 — Last Update: Sep 2004
Project ID: 417

STATUS: COMPLETED

Abbotsford

Regional Health Centre - Matsqui Correctional Centre
Correctional Services Canada Ph: (604) 526-2764 (Architect)
Health-care centre for all federal corrections facilities in Pacific Region to include psychiatric and drug treatment centre and a medical hospital to be located at the Matsqui Complex. Construction contractor: Bird Construction. Architect: CJP Architects.

Status: Completed — Start: Jan 2001
Est. Cost ($ million): 50 — Finish: Sep 2004
First Entry: Jun 1998 — Last Update: Sep 2004
Project ID: 426

Chilliwack

Chilliwack Family Leisure Centre and Multiplex
Chilliwack Economic Partners Corp./RG Properties Ltd.
Ph: (604) 792-9311
The Leisure Centre portion includes a family leisure pool, lap pool, therapeutic pool and fitness centre. Construction for the multiplex arena, with a capacity of 3,500 people that can be expanded in the future to seat 6,500 people, and a second ice sheet with a seating capacity of 300 people, completed in Summer 2004. The multiplex also contains other developments such as retail, restaurant and commercial facilities. The City selected Chiefs Development Group as the proponent for the multiplex.

Status: Completed — Start: Spring 2001
Est. Cost ($ million): 40 — Finish: Summer 2004
First Entry: Jun 1999 — Last Update: Sep 2004
Project ID: 583

Langley

200th Street Highway Interchange
BC Ministry of Transportation Ph: (604) 456-2439
Under partnership arrangement with Langley and developer BA Blacktop, an interchange is being built at 200th St and Hwy 1. Improvements include widening 200 St to four lanes from 84 Ave to 91A Ave, constructing a six-lane overpass bridge, and redesigning the Hwy 1 on/off-ramps. Buckland & Taylor Ltd., in association with BA Blacktop Ltd. and McElhanney Consulting Services Ltd., carried out the design-build contract. New lanes were open as of mid-Jun 2004. Final stages of construction and demolition of the old 200 St bridge completed in Summer 2004. To reduce public costs, the approx 50 acres of surplus provincial land near the interchange has been sold to Grosvenor International Canada which will be developed for proposed retail, commercial and business park uses upon rezoning (see Project 1137).

Status: Completed — Start: Summer 2002
Est. Cost ($ million): 34 — Finish: Summer 2004
First Entry: Sep 1997 — Last Update: Sep 2004
Project ID: 85

Maple Ridge

Maple Ridge Town Centre Redevelopment
Maple Ridge District/Voth Brothers Developments Ltd.
Ph: (604) 463-5221
Development of 3.2 ha site at 11995 Haney Pl to include a library and office tower, leisure centre, 500-seat performing arts centre, municipal hall, and 150-room hotel. Phase 1: 100,000 sq ft office tower and library, completed Feb 2001. Underground parkade construction of Phase 1 (350 spaces) and Phase 2 (500 spaces) is complete. Phase 2: expansion of the leisure centre and new youth centre is complete. Phase 3: Arts centre (150,000 sq. ft.) with 500 seats is complete and occupied. Phase 4: Hotel has been cancelled. Architect: Toby Russell Architect.

Status: Completed — Start: Jan 2000
Est. Cost ($ million): 50 — Finish: Summer 2004
First Entry: Sep 1998 — Last Update: Sep 2004
Project ID: 478

Vancouver

Alvar Residential Development
Concert Properties Ltd. Ph: (604) 682-3726
28-storey multiple dwelling at 1001 Beach Ave containing 106-units, an outdoor amenity area, and three levels of underground parking for 153 cars accessed from Beach Ave. Architect: Lawrence Doyle Architect Inc.

Status: Completed — Start: Late 2002
Est. Cost ($ million): 30 — Finish: Summer 2004
First Entry: Sep 2002 — Last Update: Sep 2004
Project ID: 825

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Vancouver

UBC Biotechnology Laboratory - The Michael Smith Building
University of British Columbia Ph: (604) 822-8251
New building at the University of BC for a 7,419 sq m biotechnology laboratory. Website: www.lbs.ubc.ca

Status: Completed
Est. Cost ($ million): 27
First Entry: Jun 1998
Project ID: 430

Start: Fall 2002
Finish: Aug 2004
Last Update: Sep 2004

West Vancouver

Park Royal Shopping Centre Expansion
Larco Investments Ltd. Ph: (604) 922-3211
Addition of 240,000 sq ft to the Park Royal Shopping Centre in an adjacent building, including demolition of some portions of the mall and replacement with 8 retail buildings. Units range from 500 to 30,000 sq ft and house two anchor tenants - a grocery store (Whole Foods Market) and Home Depot Design Place, as well as restaurants, fashion and lifestyle retailers. Architects: F&A Architects and Musson Cattell Mackey Partnership. Website: www.shopparkroyal.com

Status: Completed
Est. Cost ($ million): 50
First Entry: Sep 1997
Project ID: 165

Start: Spring 2003
Finish: Aug 2004
Last Update: Sep 2004

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Thompson/Okanagan Development Region

Updated October 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.
Land Area in Sq. km. : 96,300
Population Density / Sq. km. (2003) : 5.1
Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	22.0	76.1	37.8	79.7	60.0	29.5	305.1	98.8	0.553	0.166	0.719	1976
1981	24.2	73.2	43.1	98.4	69.0	39.6	347.5	123.3	0.463	0.188	0.651	1981
1986	23.7	66.7	36.1	103.9	74.4	49.2	354.0	135.9	0.422	0.229	0.652	1986
1991	25.2	71.2	33.4	118.5	85.8	62.0	396.1	152.3	0.405	0.261	0.666	1991
1996	27.4	83.3	39.2	136.6	106.6	74.6	467.7	184.1	0.392	0.264	0.656	1996
2001	22.8	82.9	44.2	128.8	122.6	84.2	485.4	198.4	0.358	0.285	0.642	2001
2006	21.8	74.6	50.4	124.3	140.2	92.2	503.3	221.0	0.306	0.293	0.599	2006
2011	24.9	69.9	48.3	136.8	153.6	100.5	534.0	242.9	0.280	0.297	0.577	2011
2016	27.0	72.4	44.9	154.3	157.1	114.3	570.2	263.5	0.279	0.321	0.600	2016
2021	27.4	79.9	40.9	168.0	158.6	130.3	605.1	279.1	0.292	0.355	0.647	2021
2026	27.0	84.4	43.6	170.1	164.7	147.7	637.5	294.4	0.295	0.390	0.685	2026
2031	26.7	85.7	48.5	164.8	180.5	161.1	667.3	312.3	0.286	0.409	0.695	2031

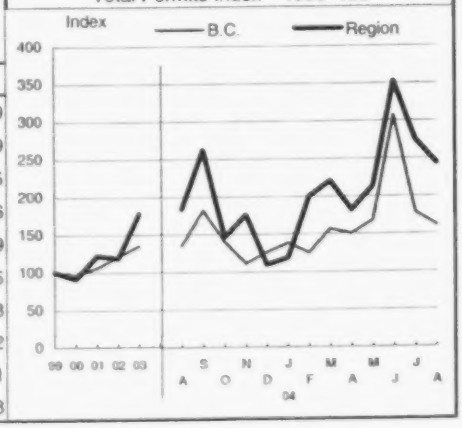
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	593.4	214.0	19.3	114.1	80.6	379.4	3,849
1997	575.2	184.4	47.3	101.2	35.9	390.8	3,649
1998	470.5	202.9	26.5	130.0	46.4	267.7	2,475
1999	435.5	181.9	17.0	99.5	65.4	253.6	2,296
2000	397.0	181.0	30.2	96.2	54.6	216.0	1,729
2001	531.3	247.1	17.4	159.4	70.2	284.2	2,235
2002	516.0	153.2	23.4	94.2	35.6	362.8	2,708
2003	771.9	235.8	49.2	116.3	69.1	536.1	3,712
YTD Aug '03	521.1	171.3	37.8	85.7	47.8	349.9	2,541
YTD Aug '04	652.7	150.7	16.8	89.2	44.7	502.1	3,103

Total Permits Index 1999=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

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Thompson/Okanagan Development Region

Population of Major Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate			2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Thompson-Okanagan		**482,700**	**485,419**	**488,350**	**490,759**	Merritt	C	7,520	7,396	7,366	7,318
Kelowna	C	99,276	100,496	101,708	103,421	Spallumcheen	DM	5,383	5,357	5,356	5,339
Kamloops	C *	80,431	80,655	80,749	80,416	Peachland	DM	4,796	4,857	4,957	4,998
Vernon	C *	34,657	34,957	34,956	35,073	Armstrong	C	4,388	4,442	4,567	4,642
Penticton	C	32,318	32,339	32,399	32,519	Osoyoos	T	4,440	4,483	4,481	4,565
Salmon Arm	DM	15,824	15,873	15,830	15,980	Oliver	T	4,405	4,409	4,416	4,367
Summerland	DM	11,101	11,181	11,161	11,179	Golden	T	4,165	4,195	4,274	4,281
Lake Country	DM	9,488	9,672	9,687	9,785	Enderby	C	2,943	2,941	2,957	2,960
Coldstream	DM	9,478	9,504	9,567	9,685	Sicamous	DM	2,880	2,839	2,872	2,864
Revelstoke	C	7,888	7,826	7,868	7,782	Princeton	T	2,788	2,723	2,725	2,716

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Blue River

Saddle Mountain Ski Resort
Mike Wiegele Helicopter Skiing Ph: (250) 673-8381
Village 5 km east of Blue River proposed to accommodate guided heli-ski tourism. Phase 1, two primary ski runs, is already completed. Master plan includes ski runs, a fixed-lift, powder ski training facility, heli-pads, year-round trails and golf course and accommodation facilities. The development will include a 100-room hotel, clubhouse at the new golf course, maintenance and storage buildings, a condominium building with 50+ units which may be in one or more buildings, and single-family units. Master Plan has been approved and the Master Development Agreement will follow.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1999
Project ID: 629
Start: Jun 2006
Finish: 2010
Last Update: Sep 2004

Boston Bar

Kookipi Creek Water Power Project
Global Cogenix Corporation Ph: (604) 682-2201
Proposed water power project near Boston Bar with up to 44 MW in combination with the nearby Log Creek water power project (see separate entry). Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 935
Start: ?
Finish: ?
Last Update: Sep 2004

Boston Bar

Log Creek Water Power Project
Global Cogenix Resources Ph: (604) 682-2201
Proposed run-of-river hydroelectric project approximately 15 km northwest of Boston Bar in the Nahatlatch River watershed. Project may be submitted for the next BC Hydro call for green power, expected in late 2004/2005.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2000
Project ID: 713
Start: ?
Finish: ?
Last Update: Sep 2004

Kamloops

Afton Copper/Gold Project
DRC Resources Corporation Ph: (604) 687-1629
The pre-feasibility study for the Afton Copper-Gold Project outside Kamloops was completed Oct 2003, and a feasibility study is nearly complete. Exploration over the past 2 years has been in a pit previously owned by Teck Cominco. Contract for the exploration decline and ancillary underground development was awarded to Ross Finlay 2000 Inc. and excavation is expected to begin in Oct 2004. Construction is underway on the portal facility. Financing is currently being arranged through a private placement. Exploration is continuing. Website: www.drcresources.com

Status: Proposed
Est. Cost ($ million): 140
First Entry: Sep 2003
Project ID: 995
Start: Oct 2004
Finish: Fall 2005
Last Update: Sep 2004

Kamloops

Kamloops Sewage Treatment Plant
City of Kamloops Ph: (250) 828-3467
City is conducting a liquid waste management process and are considering various wastewater treatment plant options. Public consultation has commenced. Detailed planning started in early 2002. Design work commenced in early 2004 and will be complete in 2005 for a construction start in 2006. Estimated cost could vary from $35 to $65 million depending on option chosen.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2000
Project ID: 674
Start: Early 2006
Finish: Summer 2007
Last Update: Mar 2004

Kelowna

Brandt's Creek Crossing Residential Development
Cascadia Pacific Developments & Canada Lands Co.
Ph: (604) 926-4039
A proposed mixed-use, multi-family subdivision on the remediated former CNR yard. The project includes a hotel, office space, and light industrial uses. Phase 1, a multi-family project on Sunset Boulevard, is expected to begin construction in Fall 2004. Website: www.brandtscreek.com

Status: Proposed
Est. Cost ($ million): 80
First Entry: Jun 2004
Project ID: 1108
Start: Fall 2004
Finish: 2012
Last Update: Jun 2004

Kelowna

Playa del Sol Resort
Cove Properties Ltd. Ph: (403) 273-2683
A 283-unit resort, geared towards families, located in Kelowna's Mission District to be built in two phases. The first phase will consist of building 114 units, and the second phase will be the remaining 169. Plans include pools, hot tubs, restaurants, a games room, fitness centre, meeting spaces, and a business centre. Site work is currently underway. Architect: Abugov Kasper Architects. Website: www.playadelsolkelowna.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1117
Start: Fall 2004
Finish: 2008
Last Update: Sep 2004

Kelowna

UBC Okanagan and Okanagan College
Ministry of Advanced Education Ph: (250) 952-6508
Addition of 5,500 new student spaces at a new University of British Columbia Okanagan university in Kelowna and expanded existing Okanagan College campuses in Kelowna and a number of Okanagan communities. Plans include the addition of one more floor each to the current Okanagan University College Arts and Sciences buildings, which will become the site of UBC Okanagan, and is expected to open in Sep 2005. Architect for the expansion is HMA Architects Ltd.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1099
Start: Fall 2004
Finish: 2010
Last Update: Sep 2004

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Kelowna

Vintage Landing Resort
Timberlake Global Ph: (250) 763-6011 (Kelowna City)
Plans on a 715 acre site include a 204-room, 17-storey hotel, 596 bungalows, a health and wellness centre, convention space, a vineyard and winery, 18-hole golf course, marina and beach club. The Official Community Plan was amended in Jun 2004. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 477
First Entry: Mar 2004
Project ID: 1097
Start: Spring 2005
Finish: 2015
Last Update: Sep 2004

Kelowna

Kelowna North End Connector
Kelowna City Ph: (250) 763-6011 (City of Kelowna)
Plans for the design and construction of the first phase of the North End Connector, between Ellis St and Spall Rd. Running along the existing Clement Ave, from Ellis St to Gordon Dr, Clement Ave will be upgraded at intersections and along the frontage of new development. The new four-lane roadway would travel underneath the bridge on Bernard Ave near the Apple Bowl before intersecting with Spall Rd. Further phases of the North End Connector are expected to be in place within the next 20 years, which will extend from Spall Rd to McCurdy Rd. Currently in the design stage.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2003
Project ID: 1051
Start: Summer 2005
Finish: Late 2006
Last Update: Jun 2004

Kelowna

Mission District Park - Aquatic Facility
City of Kelowna Ph: (250) 860-5828 ext 105
Options are currently being explored for a proposed aquatic centre to include 25 to 50 m lengths, children's play facilities, waterslide and commercial spaces. Public consultation is completed and the report went before City council in Sep 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2003
Project ID: 1030
Start: 2007
Finish: 2008
Last Update: Sep 2004

Kelowna

Kelowna Downtown North
Canada Lands Corp. Ph: (250) 712-4216
Proposed construction of 1,700 dwellings for 3,500 residents on 23.5 ha site bounded by Sunset Dr, Gaston Ave and Ellis St in Kelowna's downtown area. Project would include up to 880 homes in up to 21-storey towers and 4-storey apartment and condominium buildings, renovation of the existing CN Station (a historic site, and a hotel). Phase 1 is a 20-storey tower with 15 townhouses, called Icon, to be constructed by Cascadia Pacific Developments. Website: www.city.kelowna.bc.ca

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 1998
Project ID: 363
Start: Fall 2004
Finish: 2010
Last Update: Sep 2004

Kelowna

Okanagan Lake Bridge Expansion
BC Ministry of Transportation Ph: (250) 356-1861
Three qualified proponents were short listed in Jun 2004 to respond to an RFP to design, construct, finance, and operate a new five-lane toll-free Okanagan Lake Bridge. The three short listed proponents are: Bouyguse Travaux Publics, Okanagan Bridge Group, and SNC-Lavalin Inc. Detailed proposals to be submitted by Nov 2004, with selection of a preferred proponent expected by Spring 2005. The government will start preliminary construction in Fall 2004 and the contractor is expected to begin construction in Summer 2005, with a Spring 2008 completion. In addition to the bridge, two interchanges valued at $25 million will be built on the west side of the bridge. Website: www.okanaganlakebridge.ca

Status: Proposed
Est Cost ($ million): 120
First Entry: Dec 1997
Project ID: 272
Start: Fall 2004
Finish: Spring 2008
Last Update: Jun 2004

Lytton

Kwoiek Creek Water Power Project
Kwoiek Creek Resources Inc. Ph: (250) 455-2279
Proposed 80 MW hydroelectric facility on Kwoiek Creek near Lytton. Review conducted under the BC Environmental Assessment Act extended to allow the proponent to submit outstanding information by Sep 2006.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Dec 2000
Project ID: 711
Start: ?
Finish: ?
Last Update: Sep 2004

Lytton

Lytton Cogeneration Plant
Spatsum Lumber (Lytton) Ltd.
Owner requested no contact at this time.
Planned 25 MW electricity generation plant to use wood residue from Lytton Lumber as well as demolition and construction waste to generate and deliver 175 GWh of electricity. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project is not being pursued.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 278
Start: ?
Finish: ?
Last Update: Sep 2004

Merritt

Siwash/Elk Gold Mine
Almaden Minerals Ph: (604) 689-7644
Proposed gold mine on a previously mined property near Merritt is in the exploration phase to assess new veins. New 7,000 m drill program on the deposit began in Jun 2004, which was designed to focus on increasing the resource along strike and at depth, and is currently underway. Expected to apply for permits in 2005/2006. Website: www.almadenminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1124
Start: Summer 2006
Finish: Summer 2007
Last Update: Sep 2004

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Merritt

Okanagan Connector - Highway 97C/5A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Plan to improve the highway by four-laning 8.3 km from Darcia Lake to Courtney Lake. In functional design stage, which will be completed by the end of 2004. Tendering expected in Fall 2005.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Mar 2004
Project ID: 1093
Start: Late 2005
Finish: Fall 2006
Last Update: Mar 2004

Merritt

Active Mountain Park
Active Mountain Entertainment Corp. Ph: (604) 525-3330
Extensive development for the current site of the Merritt Mountain Music Festival include a 150-room hotel and convention centre, 200 houses, 95 townhomes, 18-hole pro golf course, Indy car race track, 3/4 mile trial oval race track for cars, 25,000-seat outdoor entertainment complex. Plans also include a 6,000-seat amphitheatre, outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster, a winery, brewery, 7 acre man-made lake, film and sound studios, a 350-seat arts theatre, restaurant, 700 fully-serviced RV pads in two parks, a convenience store, a gas station, nature walks, botanical gardens, and virtual-reality rides and games, campsites and parking for 5,000 cars. Lot A (148 acres) has been annexed to the City. Thompson Nicola Regional District approved re-zoning of Lot B (289 acres) to Commercial Comprehensive Entertainment. Phase 1 (golf course and amphitheatre) has received approval from the Agricultural Land Commission. Zoning in place and financing is being arranged.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Dec 2000
Project ID: 716
Start: Spring 2005
Finish: 2009
Last Update: Jun 2004

Near Ashcroft

Ashcroft Ranch Landfill
Greater Vancouver Regional District Ph: (604) 432-9352
Proposed 200 ha landfill near Ashcroft to take municipal solid waste from the Greater Vancouver Regional District. The environmental, economic, social, heritage and health studies are underway and the application for an Environmental Assessment Act certificate was accepted by the Environmental Assessment Office in Summer 2004 and is currently under review. Public comment period is underway. Website: www.ashcroftranch.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2002
Project ID: 816
Start: Summer 2005
Finish: Summer 2006
Last Update: Sep 2004

Oliver Region

Il Villaggio d'Asolo
Asolo Development Corp. Ph: (250) 492-0237 (RD of Okanagan-Similkameen)
A mixed-use community based on agricultural activities is proposed for approx 150 acres of the Covert Farm, 5 km outside of Oliver. The village will serve tourists and residents with 1,400+ bed units in the form of hotel or time share units, condominiums, villas, and farm clusters. An ALR application and rezoning will be required. Very preliminary.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1057
Start: Late 2005
Finish: 2008
Last Update: Jun 2004

Penticton

Penticton Secondary School Replacement
School District 67 (Okanagan Skaha) Ph: (250) 770-7713
Replacement of the existing secondary school with a new 1,500 student, 13,685 sq m school. Feasibility study underway to confirm whether the school should be replaced or renovated. Funding is approved.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Jun 2004
Project ID: 1153
Start: Early 2005
Finish: Early 2006
Last Update: Sep 2004

Penticton

Large Adaptive Reflector Radio Telescope
National Research Council of Canada Ph: (250) 493-2277
The Large Adaptive Reflector (LAR) is a very large steerable radio telescope with a reflecting surface 200 m in diameter. The reflector will be made of flat panels. The overall reflector shape will be adjusted by computer-controlled actuators. The receiver will be supported by a balloon 500 m above the reflector, controlled by 3 or more Kevlar-like cables and winches. The LAR will operate from 250 MHz to 22 GHz. Currently working on a prototype of the telescope. This proposal is very preliminary.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 977
Start: 2007
Finish: 2008
Last Update: Sep 2004

Penticton Region

Ramada Skaha Lakeside Resort
Penticton Courtyard Inn Ltd. Ph: (250) 492-0237 (RD of Okanagan-Similkameen)
A proposed 4-storey, 113-room strata-title hotel on Seventh Ave in Okanagan Falls, 26km from Penticton. Zoning amendments are required for the project to proceed. Project would create 20 full-time and 80 seasonal jobs once project is complete.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1173
Start: ?
Finish: ?
Last Update: Sep 2004

Salmon Arm

Edgewater Lakeside Living
688190 BC Ltd Ph: (250) 833-1009
A proposed 55-unit, 5-storey condominium building located at 555 Harbourfront Dr. Additional amenities include a workshop, fitness room and rooftop gardens. Architect: Hermanski Bernd Architect Inc. Website: www.edgewaterliving.ca

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1164
Start: Mar 2005
Finish: Spring 2006
Last Update: Sep 2004

Vernon

Middleton Mountain Neighborhood
Bear Paw Construction Ph: (250) 545-1361 (City of Vernon)
The Middleton Mountain Neighborhood on the upper Kosmino lands will include single- and multi- family homes. Rezoning was approved in Jun 2004. Preliminary layout approval was given for 129 single-family and 10 multi-family dwelling lots.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 1005
Start: Spring 2005
Finish: 2008
Last Update: Sep 2004

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Vernon

Okanagan Hills Resort
YK Ranch Projects Ph: (250) 545-1361 (City of Vernon)
A major golf course with resort and residential accommodation is proposed. The neighbourhood plan and rezoning bylaw have been accepted by council. Located above Bella Vista, the resort consists of 735 acres and will include a championship 18-hole golf course development, similar to Predator Ridge, a commercial winery, a 150-room hotel, 600 Tourist Residential Units and 640 Resort Residential Units. A no-build restrictive covenant requires environmental reports, and subdivision and development agreements before construction can begin.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2003
Project ID: 1003
Start: Spring 2005
Finish: 2009
Last Update: Jun 2004

Vernon

Kristall Resort and Spa
Gernot Langes-Swarovski Group Ph: (250) 545-1361 (City of Vernon)
A 150-room hotel, 20,000 sq ft wellness spa and conference centre to be developed in 2 phases is integrated with the summit and existing reservoir. Also included is 4,500 sq ft of commercial space. The City of Vernon approved rezoning and the Community plan, and building permit application has yet to been submitted. Site preparation and servicing began in Fall 2003 and is currently underway. Architect: Cannon Johnston Architecture Inc. Website: www.vernon.ca

Status: Proposed
Est. Cost ($ million): 65
First Entry: Jun 2003
Project ID: 965
Start: Late 2004
Finish: Summer 2006
Last Update: Sep 2004

Westbank

Crystal Mountain Ski Resort
Pheidias Project Management Ph: (250) 768-5189
3,800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos, 18-hole golf course, day lodge, restaurants, and conference centre. Proposal includes 11 new lifts. The Master Plan for overall development was approved in 2002. Master development agreement was complete Aug 2003 and an Official Community Plan amendment, to be followed by rezoning, is being pursued. Website: www.crystalresort.com

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 1999
Project ID: 581
Start: Summer 2005
Finish: 2011
Last Update: Jun 2004

STATUS: ON HOLD

Kamloops

Stump Lake Guest Ranch Resort
Stump Lake Cattle Co. Ph: (604) 632-3303
Proposed guest ranch including a 70-room, $9 million grand lodge, 265 housing units and other resort facilities at the existing Stump Lake Ranch. Project is cancelled and will be removed from the next issue.

Status: On hold
Est. Cost ($ million): 20
First Entry: Jun 2002
Project ID: 820
Start: Spring 2005
Finish: 2007
Last Update: Sep 2004

Kamloops

Trucking Service Area
Atrium Mortgage Corp/City of Kamloops/BC Government
Ph: (250) 374-1322
Proposal for a truck service centre, hotel, fast-food services, an industrial park and residential development at Campbell Creek. A highway interchange at O'Connor Rd was built to replace two intersections and 2.4 km of the TransCanada were realigned from Main Rd to east of Peerless Rd. Three partners are involved - Atrium Mortgage Corp, the City of Kamloops and the BC government contributed to the highway interchange and frontage road construction. Roadwork is complete. A building permit application has been received for the truck stop, service centre and other buildings.

Status: On hold
Est. Cost ($ million): 25
First Entry: Jun 1999
Project ID: 568
Start: ?
Finish: ?
Last Update: Sep 2004

Kamloops

Saddleback Hills
Saddleback Hills Development Corp.
Ph: (250) 828-3311 (Kamloops City)
Proposed residential development to include 32 townhouses and 200 single-family dwellings and 48 lots for development into small family homes or duplexes. Rezoning approved. Project is on hold until market conditions change.

Status: On hold
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 262
Start: ?
Finish: ?
Last Update: Jun 2004

Kelowna

Conservatory Towers
Warren Neufeld Ph: (250) 763-6011 (Kelowna City)
Proposed four structures on a 17 acre site at the intersection of Valley and Glenmore Roads. Four structures of 8-, 12-, 16- and 20-storeys and 2-storey townhouses for a total of 1.25 million sq ft will eventually house 2,500 people and include a 150-bed extended-care facility, 30,000 sq ft garden, markets and amenities. All permits have been issued but project continues to be on hold. Project Co-ordinator: Warren Neufeld.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 271
Start: Sep 2002
Finish: 2013
Last Update: Sep 2004

Osoyoos

Osoyoos Lake Resort
Osoyoos Lake Development Corp.
Ph: (250) 495-6195 (City of Osoyoos)
Osoyoos centre hotel to contain 197 suites, a convention centre, a spa, restaurant and lounge to be developed in two phases. Project has been put on hold while alternative plans are considered. Architect: Cornerstone Architects.

Status: On hold
Est. Cost ($ million): 15
First Entry: Jun 2003
Project ID: 976
Start: ?
Finish: ?
Last Update: Sep 2004

Vernon

Turtle Mountain Residential Development
R D Lewis & Associates Ltd Ph: (250) 374-5252
Proposed development on Turtle Mountain located west of city to include single-family, townhouse and apartment units. Project is in the planning stages and rezoning has been applied for. Traffic studies are also being conducted. Financing is not yet in place - project is on hold.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 2001
Project ID: 771
Start: ?
Finish: ?
Last Update: Jun 2004

Yale

Inland Pacific Connector Pipeline
Terasen Pipelines Inc. Ph: (604) 576-7300
Proposed 237 km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbotsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Review under the BC Environmental Assessment Act has been suspended. The project is being deferred due to market conditions but information sharing and consultation is ongoing. Website: www.terasengas.com

Status: On hold
Est. Cost ($ million): 495
First Entry: Mar 2001
Project ID: 724
Start: ?
Finish: ?
Last Update: Sep 2004

STATUS: CONSTRUCTION STARTED

Golden

Border Infrastructure Project
—Kicking Horse Pass Highway 1 Improvements
BC Ministry of Transportation/Government of Canada
Ph: (250) 354-6187
A joint federal-provincially funded program of infrastructure improvements to improve trade corridors linking the province's border crossings. This project will be constructed in phases. Phase 1 includes replacement of the Yoho Bridge, and upgrading 3.2 km of the Trans-Canada Highway from 2 lanes to 4 lanes. The $23 million bridge replacement contract was awarded to Peter Kiewit Sons Ltd in 2002 and completed construction in late Sep 2004. It also includes realignment of a 1.2 km section of four-lane highway to the east of the Yoho (Five-Mile) Bridge. This contract was awarded in Jul 2004 and the work is expected to be completed in 2006. Phase 2 involves replacing the 10 Mile (Park) bridge and upgrading and reconfiguration of 4.5 km on the approaches to either side of the new bridge. Surveying, geotechnical work, environmental assessment and preliminary design have been completed on the Park (10 Mile) Bridge, where construction will begin in late 2005, with completion expected for Nov 2007. Website: www.kickinghorsecanyon.ca

Status: Construction started
Est. Cost ($ million): 125
First Entry: Mar 2003
Project ID: 919
Start: Summer 2003
Finish: Nov 2007
Last Update: Sep 2004

Golden

Kicking Horse Ski Resort
Golden Peaks Resort Inc. Ph: (403) 245-8301
Expansion of existing ski resort with upgrades to facilities. Master Plan completed and approved. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 townhomes and 65 detached homes. The 51-unit Mountaineer Lodge is under construction, with completion expected in Apr 2005. Partners are Grouse Mountain Resorts Ltd and Ballast Nedam International. Website: www.kickinghorseresort.com

Status: Construction started
Est. Cost ($ million): 200
First Entry: Mar 1998
Project ID: 394
Start: Spring 2000
Finish: 2008
Last Update: Jun 2004

Kamloops

Terasen Pipeline Capacity Upgrade
Terasen Pipelines Inc. Ph: (403) 514-6450
Planned pipeline system upgrade from Edmonton to the BC Lower Mainland (Burnaby), in two phases. The system's current capacity is approx 172,000 barrels/day, and the modifications will provide an additional 108,000 barrels/day. BC portions of the project include repair and reactivation of an 81 km section of pipeline between Kamloops and Darfield, and upgrading existing pump stations. Upgrade on the pipeline is complete and work on the pump stations is well underway. Website: www.terasenupgrade.com

Status: Construction started
Est. Cost ($ million): 16
First Entry: Jun 2003
Project ID: 973
Start: Jun 2004
Finish: Jun 2005
Last Update: Sep 2004

Kamloops

Kamloops Water Treatment Plant
Kamloops City Ph: (250) 828-3467
Installation of a membrane-filtration system is being combined with a groundwater supply to provide water to Kamloops residents. Approval obtained for a 40,000 to 48,000 cu m/day groundwater collector well, within the Kamloops aquifer, and a $36 million membrane treatment plant. Construction contract awarded to Graham Construction. Project planner: Urban Systems.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Mar 1999
Project ID: 535
Start: Apr 2003
Finish: Oct 2004
Last Update: Mar 2004

Kamloops

Kamloops-On-The-Lake (Six Mile Ranch) Complex
Pagebrooke Inc. Ph: (250) 314-0660
Resort development on Six Mile Ranch site (Kamloops Lake Ranch and Country Club) on 400 ha. The project will include a golf course and practice facilities, marina, 950 housing units, three hotels, a theme village and continuation of the cattle operations and equestrian centre.

Status: Construction started
Est. Cost ($ million): 180
First Entry: Dec 1997
Project ID: 264
Start: Spring 2001
Finish: 2010
Last Update: Mar 2004

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Kamloops

Sun Rivers Community
Sun Rivers Development Corp. Ph: (250) 828-9989
Development of a country club, residential units, school, and retail and commercial space on a 460 acre site near Hwy 16. The project will eventually contain 2,000 single- and multi-family residential units, with eight phases in total. An 18-hole golf course and a driving range are complete, and construction on the clubhouse began in Summer 2004. Development of Phase 1 of the single-family units: The Fairways, a 9-townhouse unit, and the Sagewood are complete. Construction of the Mariposa and Trillium neighbourhoods are well underway. The Rosewood, which will have 60 units, has utility work underway, and the Ninth Green, a 41-unit adult community, is under construction. Website: www.sunrivers.com

Status: Construction started
Est. Cost ($ million): 450
First Entry: Dec 1997
Project ID: 282
Start: 1997
Finish: 2010
Last Update: Sep 2004

Kamloops

Royal Inland Hospital Expansion
Royal Inland Hospital Ph: (250) 374-5111
Addition and alterations include construction of a 2-storey, 44-bed tertiary psychiatric facility. A new generator set switch and improved roadways valued at $2.3 million are under construction and the redevelopment of the hospital's second floor valued at $22 million was awarded to PCL Monad Constructors Inc. in Sep 2003.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 1997
Project ID: 265
Start: Summer 2003
Finish: Summer 2006
Last Update: Jun 2004

Kamloops area

Sun Peaks Ski Resort
Sun Peaks Resort Corp. Ph: (250) 578-7222
Development of 23,000 beds as part of a long-term plan, to be developed in four phases. Phase 1 is complete, which included the 230-room Delta Sun Peaks Hotel and a $70 million expansion to skiing on Mt. Morrissey which opened up 600 acres of new terrain. In 2004, the chairlift capacity will be doubled on this mountain. The back nine of the golf course was completed in Summer 2004. Trapper's Landing, 40-units of townhouses, 4-plexes and duplexes, is under construction and expected to complete by Dec 2004. Trail's Edge has 58 townhouse units and was completed Jun 2004. Stone's Throw is a 60-unit condominium building which is currently under construction. Woodhaven is a 48-unit condominium project which be developed in the near future. A 7,000 sq ft golf maintenance building began construction in Jun 2004 and will be completed by Fall 2004. In summary, Phase 1 of the overall plan is nearing completion with 6,000 bed units. Phase 2 of 4 phases will include an additional 6,000 bed units. Website: www.sunpeaksresort.com

Status: Construction started
Est. Cost ($ million): 285
First Entry: Dec 1997
Project ID: 284
Start: 1993
Finish: 2015
Last Update: Sep 2004

Kamloops to Golden

Highway 1 Upgrading
BC Ministry of Transportation Ph: (250) 828-4220
Multi-year plan to improve Hwy 1, the TransCanada Hwy, from Cache Creek to the Rockies. Individual projects will be approved and completed on an annual basis. Funding approved for upgrades to four lanes from Broderick to Ford of a 4.2 km section of the highway between Ford and Carlin Rd by Emil Anderson Construction, to be completed in Oct 2004. Construction has started on bridge replacement and upgrades at the Woods Overhead (1.5 km between km 51.8 and km 53.9), to be completed by the end of Oct 2004 by Dawson Construction Ltd. of Kamloops. Feasibility review of various concepts is complete for the East Kamloops/Valleyview traffic. Estimated cost for Cache Creek to Kamloops is $70 to $80 million. Highway re-alignment to be completed 2006. Also see separate entry for Kicking Horse Pass Hwy 1 Improvements. Total value of all Highway 1 upgrade projects is estimated at $700 million.

Status: Construction started
Est. Cost ($ million): 134
First Entry: Dec 1997
Project ID: 260
Start: Late 2000
Finish: 2007
Last Update: Sep 2004

Kelowna

Bellasera Tuscan Villas & Piazza
Bellasera Land Corp. Ph: (250) 765-5252
Development containing 58 villas in a 2-storey building located at 3101 Country Club Dr at the Okanagan Golf Club. Additional amenities include an outdoor pool, fitness centre, putting green and piazza. Architect: SSE Architecture. Website: www.bellasera.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1179
Start: Summer 2004
Finish: Summer 2005
Last Update: Sep 2004

Kelowna

Mission Creek Towers
Starline Enterprises Ph: 1-800-663-5770
Two 9-storey condominium buildings located at 1966 Dumin Rd. Architect: Points West of Abbotsford.

Status: Construction started
Est. Cost ($ million): 26
First Entry: Mar 2004
Project ID: 1087
Start: Nov 2003
Finish: Early 2007
Last Update: Mar 2004

Kelowna

Discovery Pointe Resort - 1128 Sunset Drive
Pointe of View Developments Ph: (250) 861-5225
A 21-storey tower with 130-units, including townhomes, is being built next door to Discovery Bay Resort. Additional amenities include both an indoor and outdoor pool and hot tub, a fitness room, media room, and tennis court. Website: www.pointeofview.com

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 2002
Project ID: 848
Start: Mar 2003
Finish: Spring 2005
Last Update: Sep 2004

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Kelowna

Royal Private Residence Club
RIT Royal Hotel Ph: (250) 868-5678
67 fractional and fully-owned condos in a 5-storey building are being constructed as part of the Grand Hotel complex on the Okanagan Lake waterfront on Water St. Additional amenities include a rooftop pool, fitness centre and health spa. Architect: BKDI Architecture. Website: www.royal-kelowna.com

Status: Construction started
Est. Cost ($ million): 45
First Entry: Sep 2002
Project ID: 828
Start: Summer 2004
Finish: Spring 2006
Last Update: Sep 2004

Kelowna

Landmark Corporate Campus
Stober Construction Ph: (250) 763-6011 (Kelowna City)
Three buildings to house high-tech development on Dolphin Ave. The first and second building, each 6-storeys, are complete. The third building is expected to follow shortly.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2000
Project ID: 702
Start: Early 2001
Finish: Jun 2005
Last Update: Sep 2004

Kelowna

Mission District Park
City of Kelowna Ph: (250) 862-3381
Development of 42 ha on Gordon Dr south of Mission Creek as a recreational area that includes hockey rinks, tennis courts, a swimming pool and commercial development (sports bar, fitness club and physiotherapy offices) over a 20 year period. Widening of Gordon Rd, Ring Rd and servicing was completed Summer 2003. Construction of twin hockey rinks was completed Sep 2003. Construction of twin indoor soccer fields and a parking lot were completed in Summer 2004. Currently under construction are an indoor running track, fitness studio and restaurant.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 2000
Project ID: 697
Start: Nov 2002
Finish: 2020
Last Update: Sep 2004

Kelowna

Glenmore Highlands Development
Glenwest Developments Inc Ph: (604) 739-7526 (Ekistics)
Construction of 2,800 housing units made up of single-family homes, townhouses, row houses including some 3- to 4-storey apartment buildings, 10,000 sq ft of convenience commercial areas, an elementary school and a park between Glenmore and Clifton Roads. Total area is 720 ha. Phase 1 includes 450 single-family units and is under construction. Phase 2 includes the school, some commercial space and a total of 1,250 single- and multi-family units including townhouses and apartments, and is expected to start construction in Fall 2005. Rezoning for the balance of the property is complete. Architect: Ekistics Town Planning Inc.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Mar 1998
Project ID: 267
Start: Summer 2002
Finish: 2020
Last Update: Sep 2004

Kelowna

Big White Ski Resort Expansion
Big White Ski Resort Ltd. Ph: (250) 768-6900
Long-term program of ongoing ski hill developments, including a licence to build up to 22,000 bed units; presently there are approx 13,000 bed units available. Approx 330 beds were completed for the 2003/2004 season, as well as an outdoor skating rink, season pass holder 250-seat facility, four log cabins, expanded mini-snowmobile track and minor upgrades. Construction in the 2004/2005 season includes 250 single- and multi-family condo units ($100 million sale value), two new chair lifts, terrain changes, and new grooming machines. A 20 ha terrain park for professional snowboard training and competition started construction in Summer 2004. Website: www.bigwhite.com

Status: Construction started
Est. Cost ($ million): 250
First Entry: Dec 1997
Project ID: 283
Start: Jun 1992
Finish: Summer 2009
Last Update: Sep 2004

Merritt

Highway 97A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Upgrades on Hwy 97A at the Swan Lake Interchange and Larkin Rd to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from two to four lanes from new overpass to Larkin Rd to complete late 2004. Phase 2: increasing from two to four lanes Larkin Rd to Pleasant Valley Rd, design to be completed by late 2004, with tendering in Fall 2005. AEL Equipment Corp. of Merritt to upgrade 4.6 km of Hwy 97 and 97A north of Vernon.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2002
Project ID: 803
Start: Aug 2003
Finish: Fall 2006
Last Update: Sep 2004

Osoyoos

Casa del Lago Pioneer Village
Co-operators Development Corp & VanTel/Safeway Credit Union
Ph: 1-866-738-1002
118 condos and 68 townhouses located at 7600 Cottonwood Dr on Osoyoos Lake. There are 9 phases in total. Phase 1, a 4-storey, 55-unit condo and townhouse development, is nearly complete. Phases 2 to 4 are townhouses, Phase 5 is apartments, and Phases 6 to 9 are townhouses. Additional amenities include an outdoor pool and a recreation centre. Website: www.casa-del-lago.ca

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 2004
Project ID: 1171
Start: Summer 2003
Finish: Summer 2006
Last Update: Sep 2004

Osoyoos

The NK'MIP Project
Osoyoos Indian Band Ph: (250) 498-3444
Development of a 1,200 acre parcel on Osoyoos Lake to include an RV park, desert heritage and interpretative centre, an 18-hole golf course, a winery, 125-room boutique hotel, and a store/gas bar with other tourist attractions. An all-season RV park with 72 fully-serviced sites is in operation. Phase 1 of the heritage centre is complete. Also completed, in Fall 2002, is a 6,000 sq ft Nk'mip (pronounced Inkameep) winery and a 9-hole golf course. The 125-room boutique hotel is under construction and expected to finish in Sep 2005. Phase 2 of the Nk'mip Desert and Heritage Centre began construction in Sep 2004. Website: www.nkmipdesert.com

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2000
Project ID: 698
Start: Fall 2000
Finish: Late 2005
Last Update: Sep 2004

Peachland

Lakeshore Gardens Residential Resort
R480 Enterprises Ltd. Ph: (250) 767-5253
101 condominiums in a 3-storey building located at 3996 Beach Ave on Lake Okanagan. Additional amenities include a swimming pool, fitness and barbecue centres and meeting room. Architect: HMA Architects. Website: www.lakeshoregardens-peachland.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1169
Start: Jun 2004
Finish: Jun 2005
Last Update: Sep 2004

Summerland

Aston Summerland Resort
Summerland Resort Properties Ltd. Ph: (604) 657-0251
76-unit luxury suite strata hotel on Lake Okanagan near Summerland beside the yacht club. Amenities include an outdoor pool, spa, barbecue area, coffee bar, and fitness room. Phase 1, the Developer, is 80% sold. Phase 2, which consists of 29 suites, is about to be marketed. Architect: Cornerstone Architecture. Website: www.summerlandresort.com

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 2002
Project ID: 835
Start: May 2003
Finish: Spring 2005
Last Update: Sep 2004

Vernon

Anderson Business Park
Ph: (250) 545-1361 (City of Vernon)
This project is situated north of 48th Ave (Silver Star Rd) and east of Hwy 97 (32nd). The business park includes a Real Canadian Superstore (170,000 sq ft), retail shopping complex, call centre, bank and tourist service buildings. Construction has started on a number of buildings. Development permits have been approved for the Real Canadian Superstore, Andres Commercial Complex and Vandevco. Development permit application for Home Depot is under review, and Kal Tire is expected to submit an application in the near future.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 1004
Start: Spring 2003
Finish: Fall 2005
Last Update: Sep 2004

Vernon

Silver Star - Foothills Residential Development
Freestone Enterprises Ph: (250) 558-5842
Freestone Enterprises is taking over the development of the Silver Star Foothills residential development which includes several hundred lots with single- and multi-family homes, a village/ commercial area and park sites. Copper Mountain Place, a residential area with single-family dwellings, and the Fortress Crescent, neighbourhoods are complete. The Foothills Place and Foothills Crescent neighbourhoods are currently under construction.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1006
Start: Spring 2003
Finish: Summer 2009
Last Update: Sep 2004

Vernon

Vernon Sewage Treatment Plant
Vernon City/Coldstream City Ph: (250) 545-1361
New plant to treat sewage from Vernon and Coldstream in a partnership between the two communities. The site will be in the same location as the existing sewage treatment plant on 25th Ave. Construction of the new plant will complete in Fall 2004, to be followed by de-commissioning and removal of old plant works.

Status: Construction started
Est. Cost ($ million): 22
First Entry: Mar 2001
Project ID: 731
Start: Fall 2002
Finish: Early 2005
Last Update: Sep 2004

Vernon

Predator Ridge Golf Resort Development
Predator Ridge Developments Ltd. Ph: (250) 542-3436
New resort community near Vernon which includes an expansion to the existing golf course (completed - 27 holes), 51 golf-cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2,120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1,200 acre site. Phase 1, a 237-unit single- and multi-family subdivision, which includes a Lodge, spa and wellness centre, began construction in Oct 2003 and is complete. Phase 2 and 3, with 27 units each, is under construction and expected to complete in Spring 2005. An open house was held in Oct 2003 to present a new master plan, which later received approval. Architect: The Hulbert Group. Website: www.predatorridge.com

Status: Construction started
Est. Cost ($ million): 500
First Entry: Jun 1999
Project ID: 576
Start: Summer 1999
Finish: 2014
Last Update: Sep 2004

Vernon

Silver Star Ski Resort Expansion
Silver Star Mountain Resorts Ltd & Concert Properties Ltd
Ph: (250) 765-3101
As part of a ten-year resort master plan, there are numerous ongoing projects. Concert Properties built 12 townhomes and a 40-unit condominium building in 2003. The 54-unit Snowbird Lodge in the Village began construction in Spring 2004. The newest neighbourhood - the Ridge will have approx 100 building lots with provision for single-family and duplex homes. Website: www.skisilverstar.com

Status: Construction started
Est. Cost ($ million): 150
First Entry: Jun 1999
Project ID: 559
Start: 1999
Finish: 2009
Last Update: Jun 2004

Vernon

First Okanagan Shopping Centre
First Professional Management Ph: (416) 493-9112
Big-box anchor shopping centre will include Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Several buildings in Phases 1 to 6 are complete. There are 45,000 sq ft left to develop but as of Jun 2004, no retailers have been secured for the remaining phases. Architect: Brian Quiring.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 505
Start: Spring 2001
Finish: Fall 2005
Last Update: Jun 2004

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STATUS: COMPLETED

Kelowna

Mission Shores Townhomes
Intrawest Properties Ltd. Ph: (604) 669-9777
54 cottage-like strata-titled townhomes located in Kelowna's Mission neighbourhood. Homes range in size from 1,800 to 4,000 sq ft. Website: www.missionshores.com

Status: Completed
Est. Cost ($ million): 15
First Entry: Jun 2003
Project ID: 960

Start: Summer 2003
Finish: Summer 2004
Last Update: Sep 2004

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Kootenay Development Region

Updated October 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488
Population Density / Sq. km. (2003) : 2.6
Economic Base : Mining, mineral processing, forestry and wood fiber processing.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	10.0	32.0	16.6	33.8	26.3	11.7	130.3	42.6	0.547	0.152	0.699	1976
1981	10.9	30.5	18.0	42.2	26.6	14.5	142.7	50.5	0.476	0.166	0.643	1981
1986	10.2	27.6	13.1	42.6	27.0	16.7	137.2	52.1	0.457	0.202	0.659	1986
1991	9.1	26.8	11.7	43.2	28.7	18.7	138.1	53.6	0.429	0.223	0.653	1991
1996	8.8	29.2	12.6	45.3	35.9	20.9	152.8	60.8	0.405	0.223	0.628	1996
2001	6.9	26.9	14.7	39.0	41.2	22.8	151.5	63.3	0.356	0.241	0.597	2001
2006	6.3	22.9	16.5	36.0	46.3	25.0	153.1	68.4	0.295	0.253	0.548	2006
2011	7.1	19.6	14.7	38.8	48.4	27.6	156.3	73.5	0.262	0.270	0.532	2011
2016	7.7	18.9	12.4	42.4	45.4	32.3	159.2	76.7	0.265	0.322	0.587	2016
2021	7.4	20.3	10.2	45.3	41.0	37.2	161.4	77.6	0.287	0.386	0.673	2021
2026	6.7	21.0	10.1	43.2	39.6	41.6	162.2	77.7	0.299	0.448	0.746	2026
2031	6.1	20.3	11.2	38.0	42.5	43.4	161.6	78.5	0.288	0.473	0.761	2031

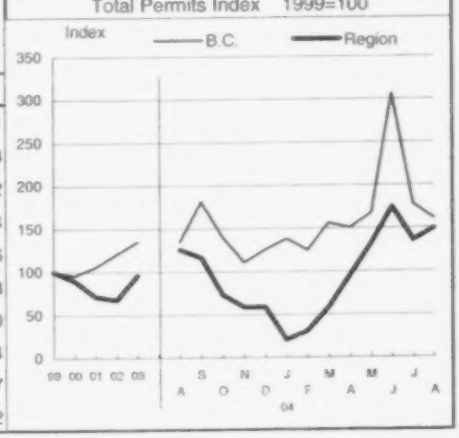
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	168.5	52.4	8.9	37.2	6.3	116.1	1,231
1997	178.3	59.8	8.9	29.6	21.4	118.4	1,073
1998	186.9	55.3	7.0	34.8	13.6	131.6	1,252
1999	244.8	98.6	18.0	63.6	17.0	146.2	1,274
2000	219.0	87.0	27.8	44.0	15.3	132.0	1,036
2001	174.3	61.9	8.8	18.3	34.7	112.4	803
2002	164.2	35.1	6.5	23.5	5.0	129.1	789
2003	234.6	54.8	5.9	25.0	21.3	179.8	1,054
YTD Aug '03	171.9	36.8	4.7	20.1	12.1	135.1	777
YTD Aug '04	162.2	36.1	3.2	16.2	16.6	126.2	672



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices).

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Kootenay Development Region

Population of Major Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Kootenay		**151,521**	**151,481**	**151,800**	**151,949**
Cranbrook	C *	19,196	19,280	19,474	19,327
Nelson	C	9,555	9,703	9,585	9,630
Trail	C *	8,040	7,905	8,152	8,167
Castlegar	C	7,299	7,306	7,262	7,168
Kimberley	C	6,767	6,766	6,736	6,710
Creston	T	5,070	5,003	4,966	4,957
Fernie	C	4,736	4,812	4,870	4,841
Grand Forks	C	4,208	4,230	4,140	4,113
Sparwood	DM	3,965	3,978	3,984	3,954
Rossland	C	3,811	3,804	3,753	3,714
Invermere	DM	2,961	2,983	3,000	3,084
Elkford	DM	2,720	2,701	2,683	2,671
Fruitvale	VL	2,152	2,114	2,074	2,084
Warfield	VL	1,839	1,815	1,839	1,828
Nakusp	VL	1,762	1,772	1,773	1,765
Salmo	VL	1,195	1,169	1,172	1,142
Montrose	VL	1,120	1,114	1,109	1,098
Kaslo	VL	1,081	1,077	1,052	1,053
Radium Hot Spring	VL	573	608	639	691

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Castlegar

Arrow Lakes Generating Station Intake Channel Reconstruction
Columbia Power Corporation Ph: (250) 365-8585
Major repairs to the 1500 m concrete lining of the intake to the Arrow Lakes Generating Station (formerly named the Keenleyside Dam) which was completed in Spring 2003). Temporary repairs are underway. Permanent repairs to be undertaken in late 2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1130
Start: Late 2005
Finish: Fall 2006
Last Update: Sep 2004

Cranbrook

Cranbrook Airport Expansion
Cranbrook City Ph: (250) 426-4211 (City of Cranbrook)
Proposed 900 m extension to the airport runway and a 1,100 sq m expansion of the existing terminal.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Mar 2003
Project ID: 930
Start: Spring 2005
Finish: Fall 2006
Last Update: Mar 2004

Fernie

Coal Creek Golf Resort
Schickedanz Properties Ph: (403) 239-1952
A maximum of 1,484 equivalent residential units. Single- and multi-family residential and accommodation development, condominium hotels, a clubhouse, recreation amenities and mixed-use residential and commercial development. A resort-oriented 18-hole golf course and driving range, designed by the Greg Norman Group, with a mixed commercial/accommodation-use clubhouse will also be built. Project is in the final design stage and preliminary approval has been obtained from the City.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2002
Project ID: 832
Start: Fall 2004
Finish: 2008
Last Update: Jun 2004

Grand Forks

Cascade Heritage Power Park
Sea Breeze Power Corp. Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power 13,750 homes, along the Kettle River near Christina Lake on a former site of a small hydroelectric plant that generated power until 1919. The new plant will include a museum and walking trails to recognize the historic site. Currently in Environmental Assessment Act review - public comment period is completed - review timelines were removed to allow for time to respond to public comments.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1998
Project ID: 509
Start: Fall 2005
Finish: Fall 2007
Last Update: Sep 2004

Invermere area

Jumbo Glacier Alpine Ski Resort
Glacier Resorts Ltd. Ph: (604) 662-8833
Resort proposed for the Jumbo Valley near Invermere. Three-phase project with 25-year time frame to develop 104 ha including lift access to the glaciers, ski lodge and tourist resort facilities, hotels, retail shops, restaurants and single-family residences. The final size of the resort is 6,250 beds, including 750 beds for staff accommodation. The project is in the Environmental Assessment Process - a decision on approval and concurrent acceptance of the Master Plan has been extended until Oct 18, 2004. When approval is received, the Master Development Agreement will then be able to be completed and development will proceed. Website: www.jumboglacierresort.com

Status: Proposed
Est. Cost ($ million): 522
First Entry: Dec 1997
Project ID: 293
Start: Spring 2006
Finish: 2026
Last Update: Sep 2004

Radium

Elk Park Ranch Housing Development
Schickedanz Bros. Ltd. Ph: (403) 239-1952
Proposed development includes 50-room hotel, 250 housing units, and up to 455 units of tourist accommodation, a large recreational vehicle park, swimming pool, mini-golf and water park. Infrastructure for housing is complete. Parts of the proposal required removal of land from the Agricultural Land Reserve, which was approved. The proposal is being redesigned, and will not include tourist accommodations, and zoning is required. A boundary extension has been approved by council and needs final approval from the province.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 514
Start: Summer 2005
Finish: 2009
Last Update: Sep 2004

Trail

Waneta Power Plant Expansion
Columbia Power Corp. Ph: (250) 953-5179
A 300 to 400 MW expansion of the existing dam is proposed to follow the Brilliant Dam expansion (see separate entry). Currently preparing to submit an application under the BC Environmental Assessment Act review process.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 2000
Project ID: 699
Start: Summer 2007
Finish: 2011
Last Update: Sep 2004

STATUS: CONSTRUCTION STARTED

Castlegar

Brilliant Expansion Power Project
Columbia Power Corporation/Columbia Basin Trust
Ph: (250) 953-5179
Addition of diversion and dam adjacent to the existing Brilliant Dam to add approx 120 MW capacity (203 GWh/year). The design-build proposal was awarded to Skanska-Chant JV and SNC-Lavalin Inc (Brilliant Expansion Consortium).

Status: Construction started
Est. Cost ($ million): 167
First Entry: Sep 1997
Project ID: 508
Start: Summer 2003
Finish: Summer 2006
Last Update: Jun 2004

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Fernie

Elk River Golf Resort
Elk River Developments Ph: (250) 423-1313
18-hole golf course, designed by the Greg Norman Group, and 1,500 single- and multi-family residential units located on the southwest slopes of the Elk River near Fernie.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1098
Start: May 2004
Finish: Late 2006
Last Update: Jun 2004

Fernie

Fernie Alpine Resort Ltd.
Resorts of the Canadian Rockies Ph: (250) 256-8473
Long-term program for construction of ski resort facilities. The resort centre, express quad lift, and a number of facilities and accommodations are completed. Start of construction on the sixth and final lodge in the group, the Juniper, is not yet defined. The sewage treatment plant has been rebuilt. Bear Paw Lodges, Timber Landing Subdivision, Snow Creek cabins, Polar Peak Lodges, and other developments are awaiting infrastructure improvements. New development will occur after infrastructure planning is completed. Estimated capital cost is over 10 years.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 292
Start: Spring 1998
Finish: 2008
Last Update: Jun 2004

Invermere

Panorama Mountain Village
Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion includes the 1,000 Peaks Lodge, which includes 37 condominiums, and the 1,000 Peak Summit, containing 41-units, which are complete. The Callisto (24 townhomes) development is being renamed and relaunched, with construction to start in Spring 2005.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 300
Start: Apr 1997
Finish: 2010
Last Update: Sep 2004

Kimberley region

Kimberley Ski Resort
Resorts of the Canadian Rockies Ph: (403) 256-8473
Ski resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar and grill is complete. Polaris Lodge, which includes skier services and accommodation, is complete. 300 more residential units are expected to be built in the next few years. The Northstar Mountain Chalets, a 90-unit development, is under construction and expected to complete in Fall 2005. Timberstone Lodge construction has been delayed and will likely start in Spring 2005. Large development lots are currently for sale.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Mar 1998
Project ID: 393
Start: Fall 1998
Finish: 2008
Last Update: Sep 2004

Nelson

Nelson Complex Care Facility
Interior Health Authority Ph: (250) 354-3030
A new 85-bed complex care facility for Nelson. Requests for Expressions of Interest was issued in May 2003, and Park Place Seniors Living was selected in Summer 2004. The existing Mount St. Francis land is being used for the development facility.

Status: Construction started
Est. Cost ($ million): 63
First Entry: Sep 2000
Project ID: 695
Start: Sep 2004
Finish: Summer 2005
Last Update: Sep 2004

Radium

Big Horn Meadows Resort
Glacier Lake Mgmt Corp. Ph: (250) 347-2323
Time-share and suite accommodation in 10 buildings to include a swimming pool and tennis courts. Phase 1 is complete. Phase 2, which includes a Welcome Centre, swimming pool, and hot tub, among other outdoor amenities, completed in Summer 2004. Construction has also started on Phases 3, a 16-unit building, and Phase 4. Phases 4 to 9 include more condos, hotel rooms, a pool and conference centre. Phase 9 is a 50-unit condominium hotel. Website: www.bighornmeadows.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 513
Start: Late 2003
Finish: 2009
Last Update: Sep 2004

Trail

Seven Mile Dam Siesmic Upgrade
BC Hydro Ph: (250) 489-6862
Dam upgrade at the Seven Mile Dam on the Pend dOreille River entails anchoring the dam to the underlying bedrock with post-tensioned steel anchors drilled through the concrete into the bedrock.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1132
Start: Late 2002
Finish: Sep 2005
Last Update: Sep 2004

Trail

Wal-Mart Store
Skylark Developments Ph: (403) 258-0536
Construction of an 85,000 sq ft Wal-Mart store on a 10-acre parcel on the site of the Auto-Vue Drive-in theatre. Construction of the new store and parking for 600 vehicles began in Jun 2004. Canadian Tire is moving forward with a bid to locate near the new Wal-Mart store.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1131
Start: Jun 2004
Finish: Mar 2005
Last Update: Jun 2004

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Trail

Electricity System Upgrades
Fortis Inc. Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next 5 to 7 years. Phase 1 was completed Apr 2003 and replaces a multi-circuit, 60 kV transmission corridor from South Slocan to Warfield with a modern single-circuit, 230 kV line. Phase 2 will replace related switching stations and substations and is nearly complete. Phase 3, a $70 million substation to be built in the Okanagan area by 2005, received BCUC approval Spring 2003 and is under construction. Phase 4 ($80 million) includes upgrades to other generating facilities and will finish by 2008.

Status: Construction started
Est. Cost ($ million): 119
First Entry: Dec 1999
Project ID: 627

Start: Sep 1999
Finish: 2008
Last Update: Jun 2004

Trail area

Waneta Power Plant Upgrade
Teck Cominco Ltd. Ph: (250) 953-5179
Upgrade of three turbine generators at Waneta Power Plant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. The first turbine upgrade was completed in Fall 2002. Installation of second turbine completed in Oct 2003. Third turbine installation was originally expected to complete in Fall 2004, but will now complete in Fall 2006.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 1997
Project ID: 301

Start: Aug 2002
Finish: Fall 2006
Last Update: Sep 2004

Windermere

Eagle Ranch Golf Resort
Stone Creek Properties Inc. Ph: (403) 802-3600
A lodge of 20 condo suites (60,000 sq ft) and approx 300 recreational condo units (300,000 sq ft) will be constructed in several phases. Phase 1: lodge, pool, fitness facility, and food services to start in Summer 2005, as well as condo units around the Windermere Valley Golf Course. Clubhouse started construction in Summer 2004. Architect: Marshall & Associates (Calgary).

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2001
Project ID: 752

Start: Summer 2004
Finish: Late 2005
Last Update: Sep 2004

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Cariboo Development Region

Updated October 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366
Population Density / Sq. km. (2003) : 1.4
Economic Base : Forestry and forest based manufacturing, ranching and mining.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	13.4	38.0	18.9	41.5	18.5	4.3	134.6	38.9	0.650	0.054	0.705	1976
1981	14.7	37.4	22.3	51.0	21.8	5.5	152.7	48.0	0.548	0.058	0.606	1981
1986	13.8	35.9	18.6	54.3	25.3	7.2	155.0	52.0	0.506	0.073	0.579	1986
1991	12.6	34.8	15.7	54.9	29.0	9.3	156.2	53.9	0.476	0.093	0.570	1991
1996	12.3	36.9	17.6	58.6	36.0	11.6	172.9	61.7	0.439	0.104	0.543	1996
2001	10.2	34.2	17.3	50.9	41.1	14.3	168.0	63.7	0.406	0.131	0.537	2001
2006	8.5	30.3	19.3	46.8	47.6	17.1	169.6	69.1	0.341	0.150	0.491	2006
2011	9.1	26.5	18.3	48.8	51.6	20.9	175.1	75.6	0.300	0.176	0.476	2011
2016	9.8	24.6	16.5	51.7	51.4	26.4	180.4	80.6	0.288	0.221	0.509	2016
2021	9.9	25.6	13.9	54.8	48.7	32.1	185.0	83.7	0.302	0.273	0.575	2021
2026	9.3	26.7	12.8	54.2	47.3	37.3	187.7	84.8	0.315	0.326	0.641	2026
2031	8.6	26.5	13.8	49.3	49.6	40.7	188.5	86.1	0.311	0.361	0.672	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

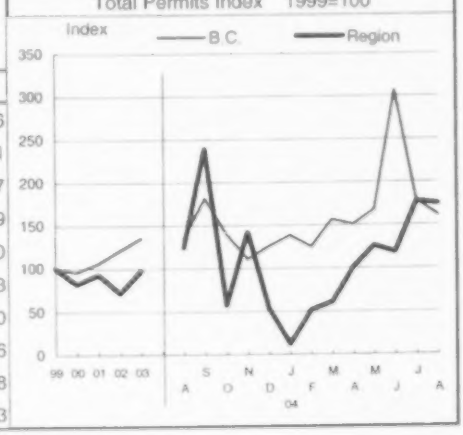
Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	204.8	62.5	20.9	28.3	13.4	142.2	1,356
1997	216.7	97.5	10.5	65.3	21.8	119.1	1,081
1998	139.6	52.0	9.3	24.9	17.8	87.6	787
1999	124.4	61.0	12.5	16.8	31.6	63.4	469
2000	101.8	59.8	7.5	22.4	29.9	42.0	260
2001	115.2	81.2	4.0	21.3	55.9	34.0	183
2002	88.5	45.7	10.2	25.7	9.8	42.8	240
2003	121.4	89.4	6.7	51.6	29.1	31.9	186
YTD Aug '03	70.6	50.4	4.7	21.7	23.9	20.2	118
YTD Aug '04	84.6	41.8	10.6	22.5	8.6	42.8	253

Total Permits Index 1999=100



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices).

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Cariboo Development Region

Population of Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Cariboo		**170,618**	**167,985**	**166,830**	**166,918**
Prince George	C	77,018	75,567	74,849	75,609
Williams Lake	C *	11,725	11,639	11,558	11,422
Quesnel	C *	10,367	10,481	10,347	10,198
Mackenzie	DM	5,660	5,433	5,406	5,316
100 Mile House	DM	1,891	1,815	1,809	1,789
Valemount	VL	1,271	1,247	1,258	1,232
McBride	VL	742	742	729	716
Wells	DM *	248	245	245	237

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Prince George

Ethanol Plant
First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Approval has been given from the Land Commission to remove the land from the reserve, with conditions. Application for a change to the Official Community Plan has been approved.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2002
Project ID: 802
Start: Spring 2005
Finish: Early 2007
Last Update: Sep 2004

Prince George

Mt. MacKenzie Ski Area
Mt Mackenzie Resort Limited
Ph: (250) 426-1743 (Land and Water BC)
Proposed ski resort with 23 lifts is in the conceptual planning stage. Approx 369 acres of private land at the base is slated to have a golf course, residential and commercial development. A draft Master Plan was submitted in late Dec 2003. Public and agency consultation is ongoing. Development is anticipated to begin in 2005.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 1999
Project ID: 557
Start: Summer 2005
Finish: 2015
Last Update: Mar 2004

Valemount

Canoe Mountain Resort Developments
Sunrise International Inc. Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola ($11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Development to be undertaken in four phases and completed over 12 to 20 years, depending on the market. Phase 1 would include the gondola, a hotel and a 9-hole golf course and would be complete in 3 to 5 years. Project has gone through changes made to the OCP. The Master Plan was approved by Land and Water BC in Dec 2003. Land clearing began in Spring 2004 and construction will commence in early 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 649
Start: Early 2005
Finish: 2020
Last Update: Mar 2004

Valemount

Terra Nova Hot Springs Resort
Terra Nova Ph: (604) 688-0225
Development of a hot springs resort to include a hotel, spa and conference facilities. Additional development around the hot springs on 100 ha of Crown Land is being considered. An application for a preliminary agreement has been submitted to Land and Water BC and a Master Development Agreement is underway. This development will follow after the start of the Canoe Mountain Resort development (see separate entry).

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 638
Start: Summer 2005
Finish: 2014
Last Update: Sep 2004

Wells

Cariboo Gold Project
International Wayside Gold Mines Ltd. Ph: (604) 669-6463
Proposed 3,000 tonnes/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project would average 0.15 to 0.24 oz/ton. Bulk sampling is being conducted, and preparation of terms of reference for entry into the BC Environmental Assessment process is expected in Oct 2004. Would employ 150 full-time personnel for 10 years.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Project ID: 523
Start: Spring 2006
Finish: Summer 2007
Last Update: Mar 2004

STATUS: ON HOLD

Williams Lake

Prosperity Gold/Copper Project
Taseko Mines Ltd. Ph: (250) 684-6365
Proposed development of a large gold/copper deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 people and milling 66,000 tonnes/ day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study was completed by Kilborn Engineering Pacific Ltd.

Status: On hold
Est. Cost ($ million): 900
First Entry: Dec 1997
Project ID: 302
Start: ?
Finish: ?
Last Update: Sep 2004

STATUS: CONSTRUCTION STARTED

Hixon

Dunkley Lumber Sawmill Expansion
Dunkley Lumber Ltd. Ph: (250) 998-4203
A three phase expansion of the Dunkley sawmill. First phase, a new sawmill, is complete and has started production. Next phase includes the construction of new dry kilns, which is expected to begin in Fall 2004. Next year a new planer is expected to be constructed.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Sep 2004
Project ID: 1063
Start: Summer 2003
Finish: Early 2006
Last Update: Sep 2004

Prince George

Prince George Husky Oil Refinery Upgrade
Husky Energy Ph: (403) 298-7088
Upgrade to the existing plant to produce low sulphur gasoline and diesel fuels to meet Canada's new fuel specifications. The current production of 10,000 barrels/day is expected to increase to 12,000 barrels/day. SNC - Lavalin will provide detailed design and construction management for project.

Status: Construction started
Est. Cost ($ million): 73
First Entry: Jun 2004
Project ID: 1129
Start: May 2004
Finish: Summer 2005
Last Update: Jun 2004

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Prince George

Prince George Pulp and Paper Cogeneration
Canadian Forest Products Ltd. Ph: (250) 561-3624
BC Hydro and Canfor have agreed to the construction of new generation of up to 126 GWh of electricity at the pulp and paper mill using wood residue and natural gas. Canfor will install a 48 MW turbo-generator, upgrade electrical and other systems and modify its pulp mill boilers. Project will be constructed in phases.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Dec 2002
Project ID: 859

Start: Spring 2004
Finish: Feb 2005
Last Update: Jun 2004

STATUS: COMPLETED

Prince George

University of Northern BC - Northern Health Sciences Building
University of Northern British Columbia Ph: (604) 960-5555
New 3-storey medical program building at the University of Northern British Columbia. Architect: Kasian Kennedy Architects.

Status: Completed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 889

Start: May 2003
Finish: Sep 2004
Last Update: Sep 2004

Prince George

Prince George Regional Hospital Development
Prince George Regional Hospital Ph: (250) 565-2840
Development of an approx 100,000 sq m, 4-storey tower to house 108 medical and surgical beds, 10-bed intensive care unit and new main entrance. Included is a 10-bed geriatric assessment and treatment centre, a new Cancer Care area, expanded area for procedures clinics and outpatient diagnostic services. New construction (Patient Care Addition) was completed Jul 2003. Project includes renovations which expands ambulatory care space, redevelops the emergency area and relocates and expands haemodialysis. Construction management contractor: Vanbots. Construction on the emergency room and ambulatory care has completed.

Status: Completed
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 304

Start: Jan 2001
Finish: Summer 2004
Last Update: Sep 2004

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North Coast Development Region

Updated October 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937
Population Density / Sq. km. (2003) : 0.6
Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.

Selected Demographic Characteristics

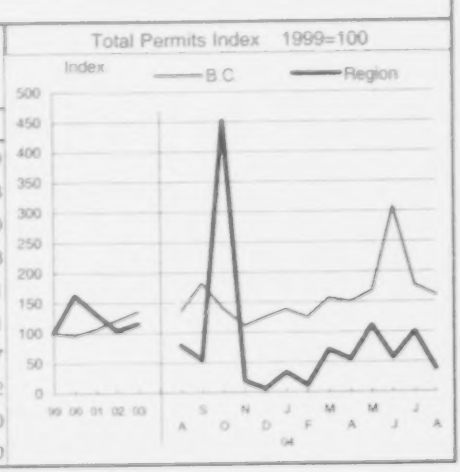
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	6.6	17.9	9.0	19.1	8.5	2.0	63.2	17.1	0.671	0.055	0.726	1976
1981	6.7	17.2	10.6	22.6	9.0	2.2	68.2	20.4	0.566	0.052	0.618	1981
1986	6.2	15.3	8.0	22.6	10.0	2.7	64.8	20.9	0.528	0.066	0.595	1986
1991	6.4	15.0	7.4	23.8	11.6	3.4	67.7	22.5	0.500	0.080	0.580	1991
1996	6.0	15.6	7.3	24.5	13.6	4.1	71.2	24.4	0.474	0.091	0.565	1996
2001	4.5	14.4	6.5	20.9	14.1	5.0	65.3	23.2	0.455	0.120	0.575	2001
2006	4.0	13.1	7.2	19.2	16.3	5.6	65.3	24.1	0.399	0.131	0.530	2006
2011	4.1	11.7	7.5	19.0	18.7	6.9	67.9	26.4	0.350	0.152	0.502	2011
2016	4.3	10.8	7.2	19.4	19.9	8.7	70.3	28.5	0.326	0.188	0.513	2016
2021	4.3	11.0	6.0	20.5	19.7	10.9	72.4	29.9	0.331	0.236	0.567	2021
2026	4.1	11.3	5.7	20.8	18.7	13.2	73.7	30.6	0.340	0.292	0.632	2026
2031	3.8	11.1	5.9	19.7	18.6	15.3	74.4	31.3	0.339	0.345	0.684	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	49.4	20.5	7.3	10.7	2.5	28.9	210
1997	55.6	32.9	18.9	12.3	1.7	22.7	148
1998	24.4	12.1	5.3	4.6	2.3	12.3	60
1999	21.5	12.5	3.9	4.8	3.7	9.0	43
2000	34.7	26.6	0.6	4.7	21.3	8.1	31
2001	28.1	23.4	3.0	6.5	13.9	4.7	11
2002	22.1	18.6	0.4	6.9	11.3	3.5	7
2003	24.6	18.7	7.9	9.2	1.6	5.9	12
YTD Aug '03	15.2	10.5	0.4	8.6	1.5	4.6	10
YTD Aug '04	8.4	4.8	0.3	1.6	3.0	3.6	10



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

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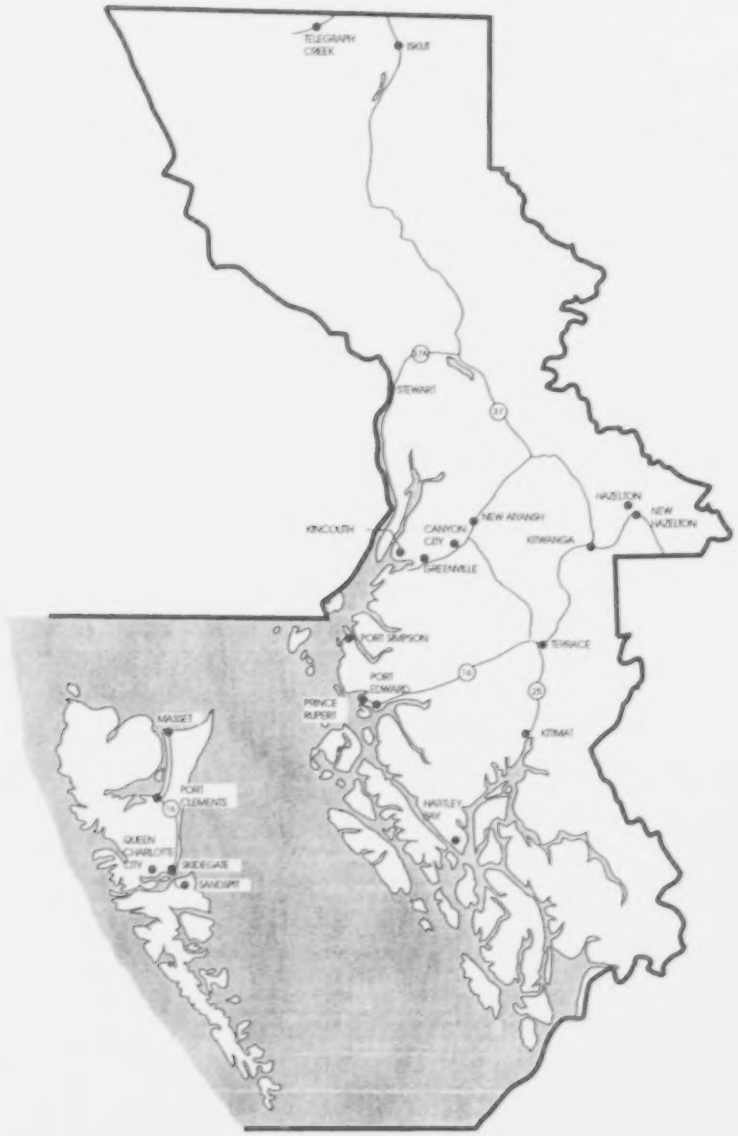
North Coast Development Region



Population of Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
North Coast		**66,404**	**65,299**	**64,603**	**64,104**
Prince Rupert	C	15,643	15,282	15,049	14,760
Terrace	C	12,849	12,639	12,453	12,373
Kitimat	DM	10,881	10,733	10,578	10,432
Masset	VL	1,021	967	950	952
New Hazelton	DM	809	782	785	759
Stewart	DM	692	690	694	701
Port Edward	DM	716	688	668	658
Port Clements	VL	520	538	528	520
Hazelton	VL	362	360	360	348

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services

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STATUS: PROPOSED

Atlin

New Polaris Gold Mine
Canarc Resource Corp. Ph: (604) 685-9700
Reactivation and expansion of a former underground gold mine approx 100 km south of Atlin and 60 km east of Juneau, Alaska. Re-modeling, metallurgical testing and engineering of a portion of the gold resources, necessary for a 65,000 opy high-grade underground gold mine, is underway, to be followed by a drilling and feasibility program at New Polaris expected to begin in Fall 2004. A scoping study is underway to access the potential to develop 65,000 oz/year, over the next 3 years.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2004
Project ID: 1082
Start: ?
Finish: ?
Last Update: Sep 2004

Granisle

Morrison/Hearne Hill Copper-Gold Mine
Pacific Booker Minerals Inc. Ph: (604) 681-8556
Proposed 25,000 tonnes/day ore production for an open pit copper/gold mine 65 km northeast of Smithers and 35 km north of the village of Granisle.The project includes a 20 km powerline, access along existing forestry roads and an all-season barge across Babine Lake to Hwy 16. Expected to submit an application under the BC Environmental Assessment Act process in Summer 2005.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2004
Project ID: 1159
Start: Summer 2006
Finish: Late 2007
Last Update: Sep 2004

Iskut

Red Chris Copper/Gold Project
Red Chris Development Co Ltd. Ph: (604) 684-5300
Proposed copper/gold mine 18 km southeast of the village of Iskut, to process 25,000 tonnes/day of ore. The proponent is a subsidiary of bcMetals Corp. Electricity access is currently not available in the region, but the mine may access electricity from the Forrest Kerr hydroelectric project (see separate entry - Region 6 North Coast - Stewart region). The project is being reactivated - a feasibility study by AMEC is completed, and the project will be re-entering the BC Environmental Assessment Act process.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 312
Start: Summer 2005
Finish: Fall 2006
Last Update: Sep 2004

Kitimat

Galveston Liquid Natural Gas (LNG) Terminal
Galveston LNG Inc. Ph: (403) 264-3330
A liquid natural gas terminal is proposed at Emsley Cove, 18 km south of Kitimat, to include facilities for marine offloading, LNG storage, natural gas liquids recovery, re-gasification, and send-out facilities to deliver natural gas into the Pacific Natural Gas (PNG) pipeline. A new 14 km, 30 in pipeline would connect from the facilities to the PNG line. Send out capacity is proposed at 610 MMcf/day. In the pre-application process for BC Environmental Assessment Act review. Expected to submit an application late 2004.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Sep 2004
Project ID: 1213
Start: Summer 2006
Finish: Nov 2008
Last Update: Sep 2004

Kitimat

LNG Terminal
Galveston LNG Ph: (403) 264-3330
A proposed receiving terminal for liquid natural gas (LNG), to receive and convert foreign LNG from a liquid to a gas and pipe it east to Duke Energy Gas Transmission's Westcoast Pipeline for distribution to customers in BC, and potentially Washington and Oregon. Permits are expected to be filed by Oct 2004, as well as beginning the environmental application process.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2004
Project ID: 1125
Start: Late 2005
Finish: Late 2008
Last Update: Jun 2004

Kitimat

Eurocan Power Project
Eurocan Pulp and Paper Ph: (250) 639-3543
New generation of 160 GWh of electricity at the pulp and paper mill using primarily letdown steam supplemented by wood residue and natural gas. The project was selected in Apr 2003 as one of five successful bidders under the BC Hydro customer generation call for proposals, however it was withdrawn from that program and is reconfiguring the project under new BC Hydro rate structures.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2002
Project ID: 854
Start: Fall 2004
Finish: Spring 2005
Last Update: Sep 2004

Masset

Nai Kun Wind Power Project
Nai Kun Wind Developmnet Inc./ABB New Ventures
Ph: (604) 685 5853
Proposed 700 MW wind power project on the Queen Charlotte Islands. A detailed transmission study is completed and approval has been received from Land and Water BC to investigate use of the seabed for anchoring the towers over the next two years. Website: www.naikun.ca

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Jun 2002
Project ID: 819
Start: Spring 2006
Finish: Sep 2008
Last Update: Jun 2004

Port Clements

North Island Power Plant
North Island Power Corp. Ph: (604) 739-2352
Proposed 10 MW wood-fired power plant at Port Clements on the Queen Charlotte Islands. Power contract with BC Hydro has been obtained. A new partner has been acquired - Wartsila Corporation. Contract has been issued for construction.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Sep 1997
Project ID: 319
Start: Fall 2004
Finish: Fall 2005
Last Update: Sep 2004

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Prince Rupert

Gateway Pipeline Project
Enbridge Pipelines Inc. Ph: (780) 420-5210
Proposed 76 cm diameter, 1,255 km pipeline from Fort McMurray, Alberta oil sands to deliver crude oil to the deep water port at either Prince Rupert or Kitimat. The pipeline would deliver 400,000 barrels/day to a tank farm for storage prior to shipping to California and the far east. Preliminary engineering and environmental overviews are completed. Currently seeking customers. Project cost is estimated for BC portion.

Status: Proposed
Est. Cost ($ million): 1900
First Entry: Mar 2003
Project ID: 929
Start: 2007
Finish: 2009
Last Update: Jun 2004

Prince Rupert

Prince Rupert Port Expansion
Prince Rupert Port Authority/CN Rail Ph: (250) 627-8899
Proposed expansion of the existing port into a state-of-the-art terminal in two phases. The new terminal, upon full build-out, will occupy 150 acres and be able to handle 1.2 million TEUs. The first phase, which will contain three 120 m high cranes, is expected to be operational by 2006, and the second by 2009. The second phase involves converting the existing Fairview terminal to containers. It includes installation of container cranes and upgrades to CN's North Main Line to allow double-stack containers. A feasibility study is complete and a formal request for private sector proposals resulted in Maher Terminals (New Jersey) being selected as the operator in Summer 2004. Website: www.rupertport.com

Status: Proposed
Est. Cost ($ million): 500
First Entry: Mar 2003
Project ID: 901
Start: Jun 2005
Finish: 2009
Last Update: Sep 2004

Prince Rupert

Tsimshian Access Project
Prince Rupert City Ph: (250) 627-0954
Original proposal was to construct bridges to link Kaien Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. Bridge user-fees were expected to recover partial costs of the project. Memorandum of understanding was completed by the provincial and federal governments, the City of Prince Rupert and two native bands. A phased approach to route selection and design will occur. A feasibility study was completed in Apr 2004, and the City is awaiting a final report. Project has been changed and will now consist of a system of road works and ferries, but no bridge.

Status: Proposed
Est. Cost ($ million): 130
First Entry: Sep 1998
Project ID: 479
Start: Summer 2005
Finish: Fall 2006
Last Update: Sep 2004

Telegraph Creek

Galore Creek Gold/Silver/ Copper Mine
SpectrumGold Inc. Ph: (604) 669-6227
Project covers the Galore Creek and Copper Canyon claims and is located 90 km northeast of Wrangell, Alaska. The company is a subsidiary of NovaGold Resources of Vancouver. The project is dependent on creating new access to electricity sources, and new road, rail, and/or tidewater transportation corridors. Final feasibility expected in early 2006. Project has begun the Environmental Assessment process. Website: www.spectrumgold.net

Status: Proposed
Est. Cost ($ million): 700
First Entry: Mar 2004
Project ID: 1074
Start: Spring 2008
Finish: Fall 2009
Last Update: Jun 2004

Telegraph Creek

Mount Klappan Coal Mine
Fortune Minerals Limited Ph: (519) 858-8188
A marketing study is underway for the low sulphur anthracite products from this proposed coal mine in northwest British Columbia 150 km northeast of Stewart. Resources at Mount Klappan are estimated to total 2.8 billion tonnes. Website: www.fortuneminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1081
Start: ?
Finish: ?
Last Update: Mar 2004

Telegraph Creek

Schaft Creek Porphyry Copper-Gold Mine
Guillermo Salazar
Ph: (250) 356-7475 (Environmental Assessment Office)
Project covers the Schaft Creek area and is located 25 km northeast of the Galore Creek mine proposal (see separate entry). Early feasibility assessments are underway. Property is optioned from Teck Cominco Limited. BC Environmental Assessment Act review likely to be required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1080
Start: Late 2006
Finish: Spring 2008
Last Update: Sep 2004

STATUS: ON HOLD

Prince Rupert

BC Iron and Steelworks Plant
Pacific Iron & Steel Products Ltd.
Ph: (250) 627-8899 (Port of Prince Rupert)
Proposed plant for production output of 1.5 million tonnes/year of steel slabs for export to Asian and U.S markets. Approx 1,000 construction jobs are anticipated and 350 direct jobs when the plant is in operation. Project is on hold.

Status: On hold
Est. Cost ($ million): 750
First Entry: Mar 1998
Project ID: 405
Start: ?
Finish: ?
Last Update: Jun 2004

Terrace

Terrace Conference Centre and Hotel
City of Terrace Ph: (250) 638-4724
A Request for Expressions of Interest was issued Dec 2003 for a Conference Centre and Hotel (or addition to existing hotel). The conference centre would have a capacity of 600 and the hotel would include 50 rooms. Recent search for partnership has resulted in the project being put on hold.

Status: On hold
Est. Cost ($ million): 15
First Entry: Dec 2003
Project ID: 1039
Start: ?
Finish: ?
Last Update: Mar 2004

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STATUS: CONSTRUCTION STARTED

Greenville

Nisga'a Highway Improvements
BC Ministry of Transportation Ph: (250) 615-3907
Reconstruction and paving of 92 km of the Nisga'a Hwy from Sand Lake located 63 km north of Terrace to Greenville to New Aiyansh and Nall Camp. The highway will be upgraded from gravel to two lanes. The project is being completed in phases.

Status: Construction started
Est. Cost ($ million): 52
First Entry: Dec 1998
Project ID: 510
Start: Summer 1999
Finish: Summer 2005
Last Update: Jun 2004

Skidegate

Qay'llnagaay Heritage Centre
Qay'llnagaay Heritage Centre Society Ph: (250) 559-7709
Development of four structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre, which is under construction, will include a performing arts centre, interpretive centre, teaching centre, gift shop, canoe shed and an expanded museum, and will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant, which is expected to begin construction in Fall 2004. Construction of the first long house began in 2003. Design of the balance of the buildings is complete. Tender for the project was awarded to Grand Construction on Feb 24, 2004. Architect: David Nairne & Associates.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2001
Project ID: 785
Start: Jul 2003
Finish: Early 2006
Last Update: Sep 2004

Stewart

Anyox Hydroelectric Project
Anyox Hydroelectric Corp. Ph: (604) 270-8811
138 GWh hydroelectric project using a dormant dam related to the former Anyox mine site, approx 160 km north of Prince Rupert on Alice Arm. Project was not selected by BC Hydro in its Mar 2003 green power generation call for tenders. Website: www.anyox.com

Status: Construction started
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 864
Start: Spring 2003
Finish: Sep 2006
Last Update: Jun 2004

Stewart Region

Forrest Kerr Water Power Project
Coast Mountain Hydro Corp. Ph: (604) 929-3961
112 MW run-of-river electricity generation project on the Iskut River. Received Environmental Assessment Act approval in mid-Mar 2003 and the project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Construction started
Est. Cost ($ million): 120
First Entry: Sep 2001
Project ID: 777
Start: Summer 2004
Finish: Fall 2006
Last Update: Sep 2004

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Nechako Development Region

Updated October 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east.
Land Area in Sq. km. : 188,245
Population Density / Sq. km. (2003) : 0.2
Economic Base : Mining, forestry and agriculture.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	3.7	10.4	4.8	9.9	4.9	1.3	35.1	9.7	0.723	0.067	0.790	1976
1981	4.5	10.6	6.2	13.0	5.6	1.6	41.5	12.5	0.612	0.065	0.677	1981
1986	4.2	10.1	4.7	13.8	6.1	2.0	41.0	13.1	0.583	0.080	0.662	1986
1991	3.8	10.1	4.2	14.3	6.9	2.4	41.6	13.8	0.547	0.094	0.641	1991
1996	3.7	10.2	4.5	14.9	8.4	3.0	44.8	15.4	0.500	0.109	0.609	1996
2001	3.3	9.6	4.5	13.4	9.7	3.5	44.0	15.7	0.467	0.127	0.594	2001
2006	2.8	9.1	4.9	12.4	11.1	4.2	44.5	16.1	0.419	0.148	0.568	2006
2011	3.0	8.3	4.9	12.7	12.6	5.2	46.6	17.7	0.373	0.171	0.544	2011
2016	3.1	7.8	4.9	13.2	13.3	6.3	48.6	19.2	0.347	0.201	0.548	2016
2021	3.1	7.9	4.3	14.2	13.0	7.7	50.3	20.3	0.350	0.244	0.593	2021
2026	3.1	8.2	3.9	14.8	12.6	9.1	51.7	20.9	0.360	0.292	0.652	2026
2031	2.9	8.2	4.2	13.9	12.9	10.4	52.6	21.5	0.359	0.336	0.695	2031

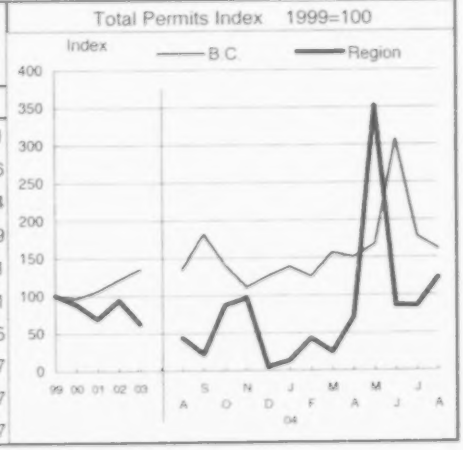
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Commercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	33.1	7.9	1.1	5.7	1.0	25.2	261
1997	41.3	14.2	2.6	8.0	3.7	27.1	236
1998	34.7	15.4	3.2	6.5	5.6	19.3	184
1999	26.1	13.6	1.8	8.4	3.4	12.5	109
2000	23.0	13.3	1.6	8.8	2.9	9.7	71
2001	17.8	10.8	1.1	5.3	4.4	7.0	61
2002	24.3	19.5	5.5	4.0	10.0	4.9	35
2003	16.1	10.0	4.0	3.7	2.3	6.1	47
YTD Aug '03	11.6	6.8	3.1	1.5	2.1	4.8	37
YTD Aug '04	17.2	10.8	0.9	3.2	6.7	6.4	37



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

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Nechako Development Region

Population of Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Nechako		**44,469**	**44,010**	**43,787**	**43,514**
Smithers	T	5,738	5,651	5,643	5,513
Vanderhoof	DM	4,613	4,582	4,566	4,517
Houston	DM	3,870	3,733	3,593	3,551
Burns Lake	VL	1,991	2,028	2,054	2,077
Fort St. James	DM	2,057	2,011	1,978	1,964
Telkwa	VL *	1,418	1,431	1,415	1,411
Fraser Lake	VL	1,336	1,323	1,308	1,267
Granisle	VL	390	368	364	349

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; * Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Atlin region

Tulsequah Chief Mine
Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/ silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Juneau, Alaska. Would provide 300 jobs during construction and 250 jobs during operation. Production of 2,250 tonnes/day with reserves sufficient for 9 years. Project received provincial Environmental Assessment Act approval in Dec 2002. Currently undertaking a large drill program in order to produce an updated feasibility study. No construction will start before Spring 2006.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 324
Start: Spring 2006
Finish: 2008
Last Update: Mar 2004

Houston area

Pleasant Valley Power Plant
Canfor Corporation Ph: (250) 845-2322 (Houston Forest Products)
45 MW wood residue co-generation facility to use approx 340,000 bone dry tonnes of wood residue per year. Canfor, Weldwood and West Fraser will be wood residue suppliers. Companies working to secure a developer for the next BC Hydro tender call. Developers not finalized.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Mar 2000
Project ID: 650
Start: Spring 2006
Finish: Late 2006
Last Update: Jun 2004

Kispiox

Stewart - Omineca Resource Road
Tercon Construction Ltd/Consortium Ph: (250) 372-0922
A private consortium including Tercon Construction Ltd, McElhanney Consulting Services Ltd, and Allcon Consultants Ltd is proposing to build and fund the majority of costs for a 145 km new road connecting the Kemess mine northwest of Prince George with a road north of Hazelton to allow connection to ports and highways for resource goods movement. Some government assistance being sought. Very preliminary.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2004
Project ID: 1089
Start: ?
Finish: ?
Last Update: Sep 2004

STATUS: ON HOLD

Smithers region

Telkwa Coal Project
Luscar Coal Ph: (780) 420-5810
Proposed thermal coal mine 19 km south of Smithers to produce 800,000 tonnes/year of clean coal. Construction workforce averaging 180 employees over 15 to 18 months, and 130 permanent jobs for up to 20 years. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 120
First Entry: Sep 1997
Project ID: 327
Start: ?
Finish: ?
Last Update: Mar 2004

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Northeast Development Region

Updated October 14, 2004
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.
Land Area in Sq. km. : 192,102
Population Density / Sq. km. (2003) : 0.3
Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.

Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	4.5	13.8	6.2	12.8	6.6	2.0	45.9	12.9	0.718	0.079	0.797	1976
1981	5.7	13.9	9.6	17.7	7.7	2.4	56.9	17.8	0.560	0.068	0.627	1981
1986	6.0	13.5	7.6	20.5	8.9	2.8	59.3	20.1	0.529	0.077	0.605	1986
1991	5.6	13.4	6.5	21.3	9.8	3.5	60.0	20.8	0.506	0.093	0.600	1991
1996	5.6	14.3	6.7	22.9	11.4	4.0	64.9	22.6	0.487	0.097	0.584	1996
2001	4.7	14.2	6.4	20.7	12.9	4.7	63.4	23.1	0.473	0.117	0.590	2001
2006	4.3	13.7	7.2	19.4	16.0	5.5	66.0	24.3	0.420	0.129	0.549	2006
2011	4.4	12.6	7.6	19.7	18.6	6.7	69.6	26.8	0.371	0.147	0.518	2011
2016	4.6	11.8	7.6	20.4	20.0	8.4	72.8	29.5	0.341	0.175	0.516	2016
2021	4.6	12.0	6.6	22.2	19.9	10.6	75.9	31.3	0.342	0.218	0.559	2021
2026	4.5	12.4	6.2	22.7	19.4	13.1	78.3	32.6	0.349	0.271	0.620	2026
2031	4.3	12.4	6.5	21.9	19.6	15.4	80.1	33.8	0.348	0.321	0.668	2031

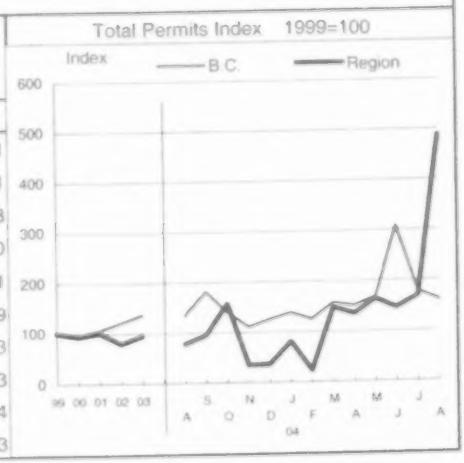
Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)

Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	41.7	22.2	2.7	17.0	2.5	19.5	131
1997	47.6	20.4	0.3	19.3	0.9	27.2	231
1998	58.7	26.8	2.5	22.5	1.8	31.9	308
1999	59.4	30.4	5.0	22.1	3.3	29.0	330
2000	55.2	27.5	3.3	20.7	3.5	27.8	241
2001	59.5	34.3	1.7	16.0	16.6	25.2	189
2002	46.7	26.0	5.0	19.5	1.5	20.7	133
2003	55.6	28.0	6.8	19.9	1.3	27.6	253
YTD Aug '03	39.8	23.2	3.8	18.0	1.3	16.6	94
YTD Aug '04	66.6	41.3	29.0	10.4	1.9	25.3	123



Not all projects require a building permit, not all municipalities & regions report. Monthly data preliminary.

Source : Statistics Canada (data collected from municipal and Regional District offices).

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Northeast Development Region

Population of Municipalities

		2000 Estimate	2001 Estimate	2002 Estimate	2003 Estimate
Northeast		**63,392**	**63,448**	**63,941**	**63,957**
Fort St. John	C	16,486	16,734	16,827	16,730
Dawson Creek	C	11,222	11,224	11,115	11,024
Fort Nelson	T	4,356	4,371	4,380	4,383
Chetwynd	DM	2,816	2,704	2,669	2,542
Tumbler Ridge	DM	2,012	1,932	2,404	2,459
Taylor	DM	1,190	1,193	1,227	1,258
Hudson's Hope	DM	1,075	1,084	1,065	1,073
Pouce Coupe	VL	861	869	856	850

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, * Denotes b'ndary change between '96 & '03, figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated, source - Population Section, BC STATS, Ministry of Management Services.

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STATUS: PROPOSED

Chetwynd

Burnt River/Brazion Coal Mine
Western Canada Coal Corp Ph: (250) 401-4100 (District of Chetwynd)
Development potential of the combined Burnt River and Brazion properties, located approx 50 km south of Chetwynd, to pursue potential production of 750,000 tonnes/year of coking coal. Project will be developed in stages. This project is simultaneously being examined with the Wolverine coal project near Tumbler Ridge (see separate entry). The project is continuing with a feasibility study and held a public open house in early 2004. It is currently in the early stages of the Environmental Assessment Act approval process. Website: www.westerncoal.com

Status: Proposed
Est. Cost ($ million): 45
First Entry: Jun 2001
Project ID: 755
Start: Summer 2005
Finish: Fall 2006
Last Update: Jun 2004

Fort Nelson

PolarBoard Mill Expansion
Canfor Corporation Ph: (250) 233-6500
Expansion and modernization of the existing oriented strand board mill to include adding two new higher capacity dryers, and improvements in emission control and log handling. Production will be raised from 535 msf to 650 msf per year.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Sep 2004
Project ID: 1196
Start: Late 2004
Finish: May 2005
Last Update: Sep 2004

Fort Nelson

Duke Energy Southern Mainline Expansion
Duke Energy Inc. Ph: (403) 699-1510
Gas pipeline running from Fort Nelson to the Huntingdon station in the Lower Mainland would increase capacity by 200 million cu ft/day. Other expansion is planned to increase capacity by 100 mcfd from Alberta into the BC system via Gordondale. National Energy Board approved the project in late Jan 2003. Size of the proposed expansion project has been reduced by utilizing the existing Southern Mainline capacity that became available in the annual contract renewal process. Construction of proposed facilities will be deferred, not cancelled. Website: www.wei-pipeline.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2001
Project ID: 742
Start: ?
Finish: ?
Last Update: Jun 2004

Mackenzie

Kemess North Expansion
Northgate Mineral Corp. Ph: (604) 681-4004
An expansion project, located 5 km from the current Kemess South Mine, intended to extend the life of the mine, involves the mining of an additional 360,000 million tonnes of copper/gold ore. Northgate will complete its final feasibility study of the project in Oct 2004. The project is in the pre-application stage of the BC Environmental Assessment process and, if feasibility is confirmed, is expected to conclude review in May 2005.

Status: Proposed
Est. Cost ($ million): 193
First Entry: Mar 2004
Project ID: 1059
Start: Summer 2005
Finish: Summer 2006
Last Update: Sep 2004

Tumbler Ridge

Wolverine Coal Mine
Western Canada Coal Corp
Ph: (250) 242-4242 (District of Tumbler Ridge)
The Revised Project Description for the Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge includes the shift to mining the Wolverine-Perry Creek mine as an open pit for the first 8 years of operations with deferment of underground mining. The revised mine plan is based on mining 17 million run-of-mine tonnes for an annual production level of 1.6 million tonnes. The feasibility study is complete and the project is currently in the environmental assessment process. The project is expected to produce 250 permanent jobs and is simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry). Website: www.westerncoal.com

Status: Proposed
Est. Cost ($ million): 75
First Entry: Jun 2001
Project ID: 754
Start: Early 2005
Finish: Spring 2006
Last Update: Sep 2004

Valemount To Burnaby

Trans Mountain Expansion (TMX) Pipeline
Terasen Pipelines Inc. Ph: (403) 514-6638
Terasen plans to build a new pipeline in stages, called TMX, along the existing Trans Mountain Line from Edmonton, Alberta to Burnaby, BC or the north coast of BC, which would eventually carry 640,000 barrels/day to BC, with connections to Washington refiners. The pipeline would loop Terasen's existing 1150 km, 60 cm pipeline with a new 76 cm pipeline. The first phase, from Edmonton to Valemount, BC may complete in 2008, unless market conditions indicate that the second stage should proceed as well, then both would be in service by 2009. Stage 3 would be in service by 2011. TMX may also be accessing a new northern leg in BC to a potential new deepwater port on the north coast. Environmental studies and consultation is commencing. Regulatory approval applications will be filed in late 2005. Total capital cost is estimated at $600 to $700 million per stage. Capital cost below is estimated for BC portions. Website: pipelines.terasen.com

Status: Proposed
Est. Cost ($ million): 1600
First Entry: Jun 2004
Project ID: 1197
Start: Early 2006
Finish: 2011
Last Update: Sep 2004

STATUS: ON HOLD

Taylor

Taylor Pipeline
TransCanada Pipelines Ventures Ltd. Partnership Ph: (403) 920-2000
53 km of pipeline from Taylor to the Novagas pipeline system in Alberta, which could create approx 100 construction jobs. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 70
First Entry: Mar 1999
Project ID: 524
Start: ?
Finish: ?
Last Update: Mar 2004

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STATUS: CONSTRUCTION STARTED

Chetwynd region

Willow Creek Coal Project
Pine Valley Mining Corporation Ph: (604) 682-4678
Thermal and semi-hard coking coal mine 45 km west of Chetwynd. Operating employment to be 50 to 70 persons. Initial production of 900,000 tonnes/yr of coking and steam coal and processing at 250 tonnes/hour. Feasibility report was issued in Sep 2003. Large sample testing has taken place for which a raw coal operation began in Spring 2004. Stage 2 development includes the installation of a coal preparation plant next to the rail siding and construction of additional ancillary infrastructure. Environmental Assessment Act approval and financing are in place. A non-binding letter of intent has been signed with a leading coal trading company. All of the production from this mine could potentially be sold to Asian markets. Project Manager is Merit Consultants International Inc. Website: www.pinevalleycoal.com

Status: Construction started
Est. Cost ($ million): 27
First Entry: Dec 1997
Project ID: 329
Start: Summer 2004
Finish: Summer 2005
Last Update: Sep 2004

Fort Nelson

Sierra Yoyo Desan Resource Road
Ledcor Projects Inc/BC Ministry of Transportation
Ph: (250) 774-2541 (Regional District)
Ledcor Projects Inc. of Vancouver, a BC-based firm, has been selected to design, build and finance upgrades and operate and maintain the Sierra Yoyo Desan Rd for 15 years. The 173 km resource road and a 15 km public road (maintained by the Ministry of Transportation) that connects to the Alaska Hwy just south of Fort Nelson together form the primary access to more than 27,000 sq km of oil and gas territory in the northeast of British Columbia. The project consists of the construction of a bypass, including a Fort Nelson River bridge to connect Hwy 97 to the SYD Rd, upgrade of the SYD Rd consisting of selective widening and strengthening of the existing gravel road, realignment and widening of some portions, bridge replacement and related upgrades, and maintenance and operation of the road. The bridge and a new bypass will be complete and open to industrial traffic by Dec 2004. Other portions of the project construction are to be completed by Dec 2005.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Mar 1999
Project ID: 542
Start: Fall 2003
Finish: Dec 2005
Last Update: Jun 2004

Fort St. John

Oriented Strandboard Mill
Canfor Corporation/Louisiana Pacific Ph: (604) 278-7311
Joint venture OSB plant consisting of four structures of approx 600,000 sq it with a capacity of 820 million bd ft/yr of aspen-fibre OSB. Expected to create 500 direct jobs.

Status: Construction started
Est. Cost ($ million): 146
First Entry: Jun 2000
Project ID: 668
Start: Jun 2004
Finish: Fall 2005
Last Update: Jun 2004

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